Appendix A11u Parish: Maresfield

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 160/3210 Name: Land at Tenacres, Straight Half Mile, Maresfield, TN22 3DN
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural land. • The site is 3.1ha in size and proposed for residential development, although the proposed quantum has not been provided by the applicant. • The site is located to the northeast periphery of Maresfield, the site currently has an ongoing planning application (WD/2022/2603/O) for 6 (net) dwellings. • The nearest bus stop is 300m (less than a 5-minute walk) to the northwest of the site, on the Straight Half Mile by the Maresfield Newsagents. There are several bus stops within close proximity of the site on the Straight Half Mile, offering services to Uckfield High Street (9-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Lewes and Brighton). • There is good pedestrian access to the bus stops via footpaths along the Straight Half Mile. • The site complies with the overall spatial strategy for the district as it is within a sustainable settlement with good access to sustainable modes of transport. • There is no train station at Maresfield, the closest being in Uckfield approx. 2.3 miles south of the site. This is accessible via the bus service from Maresfield, with an hourly service and journey time of approx. 9 minutes. • The site is within a 14-minute walk of Maresfield High Street via existing footpaths along the Straight Half Mile. • 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: 160/3210 Name: Land at Tenacres, Straight Half Mile, Maresfield, TN22 3DN
		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. • There is no risk of surface water flooding. • The site is greenfield, and 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 no 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 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 160/3210 Name: Land at Tenacres, Straight Half Mile, Maresfield, TN22 3DN
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial, or surface, although there is a risk of 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 positive over all timeframes as future residents and property would not be at risk, 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 or in close proximity. Therefore, potential for water pollution is minimal. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 160/3210 Name: Land at Tenacres, Straight Half Mile, Maresfield, TN22 3DN
		S	M	L	Overall	Commentary
						• 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 lies within an area of the district considered to be somewhat 'darker' by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is unlikely to add significant light pollution to the area and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting the site. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 160/3210 Name: Land at Tenacres, Straight Half Mile, Maresfield, TN22 3DN
		S	M	L	Overall	Commentary
						• The site is within short walking distance of several bus stops offering regular services to Uckfield High Street and beyond (Eastbourne, Lewes, Tunbridge Wells) and these are accessible via existing footpaths along the Straight Half Mile. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • 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 sites proximity and pedestrian access to sustainable transport, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • Deciduous Woodland along the site frontage to the north and east. Mature hedgerows along all the site boundaries. The residential dwelling to the south has a grouping of deciduous woodland, which is covered by a TPO (NO 54, 199). These features provide good wildlife corridors and stepping stones to the wider area to the northeast. • These trees and hedgerows contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green 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. • Given the size of the proposed development there is potential to harm on the existing deciduous woodland on the site boundaries, minor negative effects are expected on this SA Objective.
SO9	BIODIVERSITY					• There are no designated sites within the site however the site lies within the 7km Special Protection Area Zone. • There is Priority Habitats within the site, there is deciduous woodland along the north and eastern boundaries of the site. Therefore, development of the site would be harmful on the existing woodland. However, mitigation could reduce the negative impacts upon the priority habitat.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 160/3210 Name: Land at Tenacres, Straight Half Mile, Maresfield, TN22 3DN
		S	M	L	Overall	Commentary
						• The site is not within a BOA. • Development would need to carefully consider the priorities and impacts of the development on the priority habitat and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • The trees and hedgerows on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, including the need to provide at least 20% BNG and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the priority habitat, but acknowledging the potential for some degree of mitigation and development in the southwest corner where there is no deciduous woodland identified, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site is not within the High Weald National Landscape. • The site is considered to have moderate sensitivity to development within the Landscape Sensitivity Assessment 2023 due the thick deciduous woodland along the north and east frontages to the busy highway. • The site is however well enclosed by boundary vegetation and there would likely be limited landscape impact from development, provided the boundary vegetation is retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the local landscape. • Development of the site would result in an impact on the local landscape as it would involve the loss of a piece of land in prominent elevated rural location. However, it is acknowledged that the site is well enclosed within the landscape and that landscape mitigation is likely possible to lessen any negative effects. Therefore, minor negative effects are expected on this SA Objective without mitigation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 160/3210 Name: Land at Tenacres, Straight Half Mile, Maresfield, TN22 3DN
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area nor are there any other heritage assets within close proximity to the site. • Given the scale of the development proposed and acknowledging the lack heritage assets within close proximity to the site, the impacts on this SA Objective are considered to be no significant effect.
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					• The site currently does not have a vehicle access onto either the Straight Half Maile to the north or east of the site. Therefore, a new vehicle access will be required for the development of the site. • The site is within a 14-minute walk of several bus stops offering regular and frequent services into Uckfield High Street (9-minute journey time), Eastbourne and Lewes. • This provides sustainable modes of transport to services and facilities and will help reduce the need to travel by car, although car travel will likely remain. • The capacity of the existing transport infrastructure is sufficient to accommodate the scale of development proposed. • The site is also within a 5-minute walk of Maresfield High Street via existing footpaths along the Straight Half Mile. There is no dedicated cycle infrastructure, however. • The site will have no impact on any PRoW. • Given the sites proximity to good public transport services and the short walking distance to the High Street services and facilities in Maresfield, minor positive effects are expected on this SA Objective, due to the need to provide suitable access onto the site, which will need a transport assessment to determine the impact of a new access onto the Straight Half Mile.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 160/3210 Name: Land at Tenacres, Straight Half Mile, Maresfield, TN22 3DN
		S	M	L	Overall	Commentary
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 (Maresfield) 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. 2.2 miles from the site and a 9-minute bus journey. • The Maresfield 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) however these are accessible by bus as the Maresfield Newsagents has a regular bus service (numerous services 7 times a week). • The Wealden Open Space Study 2022 concludes that there is a deficit in allotments. Maresfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is concern for the quality of Maresfield Recreation Ground for cricket and also parking issues for the bowls club. • 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: 160/3210 Name: Land at Tenacres, Straight Half Mile, Maresfield, TN22 3DN
		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 Maresfield and has access to a frequent bus service to the High Street with short journey times. The site is also within a short walking distance of the High Street services and facilities. • Given that future residents of the site would be in close proximity and with sustainable access to the village, this will help support the vitality and viability of the services.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 160/3210 Name: Land at Tenacres, Straight Half Mile, Maresfield, TN22 3DN
		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 Bonners C of E primary school and nursery, approx. 0.9 miles south of the site and accessible on foot (18-minute walk). Uckfield College is approx. 2.1 miles to the south-east. There is a bus service to the college with a journey time of approx. 9-minutes. • 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: SA EFFECTS	Site No: 160/3210 Name: Land at Tenacres, Straight Half Mile, Maresfield, TN22 3DN																			
	SO1 Climate Change Mitigation	SO2 Climate Change	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

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

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

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

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 212/3210 Name: Land south of Maresfield, A22, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a paddock. • The site is 14.06ha in size and proposed for residential development of 150 (net) dwellings by the applicant. • The site is located to the southern periphery of Maresfield. • The nearest bus stop is 450m (less than a 11-minute walk) to the north of the site, on the Batts Bridge Road by St Bartholomew's Church. There are also several bus stops within close proximity of the site, within a 12-minute walk, offering services to Uckfield High Street (9-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Lewes and Brighton). • There is a variety of existing pedestrian accesses onto the site, in particular the PRoW that runs along the southeast boundary to School Hill and the track to the north to the High Street. • The site does comply with the overall spatial strategy for the district as it is within a sustainable settlement with pedestrian access to the services and public transport located on Maresfield High Street. • There is no train station at Maresfield, the closest being in Uckfield approx. 2.0 miles south of the site. This is accessible via the bus service from Maresfield, with an hourly service and journey time of approx. 9 minutes. • The site is within a 5-minute walk of Maresfield High Street via existing footpath along the High Street. • 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: 212/3210 Name: Land south of Maresfield, A22, Maresfield, TN22 3EE
		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. • There is no risk of surface water flooding. • The site is greenfield, and 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 no 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 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 212/3210 Name: Land south of Maresfield, A22, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial, or surface, although there is a risk of 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 positive over all timeframes as future residents and property would not be at risk, 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 or in close proximity. Therefore, potential for water pollution is minimal. • 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 a paddock and therefore 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 212/3210 Name: Land south of Maresfield, A22, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• 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 lies within an area of the district considered to be on the fringe of 'darker' areas by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is unlikely to add significant light pollution to the area and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting the site. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 212/3210 Name: Land south of Maresfield, A22, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• The site is within walking distance to the nearby bus stops. These bus stops provide regular services to Uckfield High Street and beyond (Eastbourne, Lewes, Tunbridge Wells). • 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. • Minor negative impacts are expected in the short to mid-term as a result of increases in air pollution from construction. Given the sites proximity and pedestrian access to sustainable transport, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • The site is covered with scrub and mature hedgerows and trees. Additionally, there is ancient woodland in the southern corner of the site. These features provide good wildlife corridors and stepping stones to the wider area to the south. • These scrubs and hedgerows contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green 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. • Given the size of the proposed development and the potential to mitigate any impacts on the existing vegetation on the site boundaries, no significant effects are expected on this SA Objective.
SO9	BIODIVERSITY					• There are no designated sites within the site however the site lies within the 7km Special Protection Area Zone. • There is Priority Habitat in the southern corner of the site where there is ancient deciduous woodland along the southern part of frontage onto the A22. • The site is wholly within the Western Ouse Streams and Ashdown Forest BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 212/3210 Name: Land south of Maresfield, A22, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• Development would need to carefully consider the priorities and impacts of the development on the priority habitat and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • The trees and hedgerows on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, including the need to provide at least 20% BNG and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site is not within the High Weald National Landscape. • The site is considered to have moderate to high sensitivity to development within the Landscape Sensitivity Assessment 2023 as it located within the dispersed, low density settlement pattern north of Maresfield, as the site is gently sloping and covered with scrub and mature hedgerows and trees. Additionally, there is ancient woodland to the south of the site and there are occasional long distance views to the south. • The site is however well enclosed by boundary vegetation and there would likely be limited landscape impact from development, as the site would be a continuation of the new development to the northwest, provided the boundary vegetation is retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the local landscape. • Development of the site would result in an impact on the local landscape as it would involve the loss of a piece of land covered in shrubbery. However, it is acknowledged that the site is well enclosed within the landscape and that landscape mitigation is likely possible to lessen any negative effects. Therefore, minor negative effects are expected on this SA Objective without mitigation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 212/3210 Name: Land south of Maresfield, A22, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The northern part of the site is within the Maresfield Conservation Area. • Additionally, there are three grade II listed buildings in close proximity to the site, these are the Park Farmhouse, Oasthouse to the north west of Park Farmhouse and Barn to the west of Park Farmhouse. • Furthermore, there are three area of Archaeological Interest that abut the site, these are the Park Farm medieval and post medieval farm complex, Park Farm Roman Settlement and C20 army camp, and Maresfield Village, a medieval and post medieval village. • Given the scale of the development proposed there is potential for development to impact the setting of the conservation area and listed buildings, however as these can be suitably mitigated, therefore the impacts on this SA Objective are considered to be 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					• The existing site access is located in the northern corner of the site, by the recreation ground, onto the High Street. • The site is within a 5-minute walk of several bus stops offering regular and frequent services into Uckfield High Street (9-minute journey time), Eastbourne and Lewes. However, there are footpath along High Street. • This provides sustainable modes of transport to services and facilities and will help reduce the need to travel by car, although car travel will likely remain. • The capacity of the existing transport infrastructure is sufficient to accommodate the scale of development proposed. • The site is also within a 5-minute walk of Maresfield High Street, there are footpaths along the High Street. There is no dedicated cycle infrastructure, however.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 212/3210 Name: Land south of Maresfield, A22, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• A new access would be required as widening the existing vehicle access would not be achievable due to the proximity of the dwellings north of the access track and the recreation ground to the south. However, the new access could be sought via the new residential development to the northeast, which would connect the south to School Hill Lane to the east. • There are several PRoWs that cross the site, although footpath 72 does cross northwest/southeast through the centre of the site. Footpaths 66a and 66b travel northeast/southwest along the southeastern boundary, whilst footpaths 67a and 67b travel south/north adjacent to the north-western border of the site. • Given the site has pedestrian connectivity to the public transport services and the High Street services and facilities in Maresfield, minor positive effects are expected on this SA Objective, due sites access to sustainable transport options.
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 (Maresfield) 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 significant contribution to the districts housing need in a sustainable location and therefore a major 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. 1.6 miles from the site and a 9-minute bus journey. • The Maresfield 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 212/3210 Name: Land south of Maresfield, A22, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• Sports facilities are available in Uckfield (Freedom Leisure Centre) however these are accessible by bus as the Maresfield Newsagents has a regular bus service (numerous services 7 times a week). • The Wealden Open Space Study 2022 concludes that there is a deficit in allotments Maresfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is concern for the quality of Maresfield Recreation Ground for cricket and also parking issues for the bowls club. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 212/3210 Name: Land south of Maresfield, A22, Maresfield, TN22 3EE
		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 Maresfield and has access to a frequent bus service to the High Street with short journey times. The site is also within a short walking distance of the High Street services and facilities. • Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Maresfield, this will help support the vitality and viability of the services within Maresfield. • 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 Bonners C of E primary school and nursery, approx. 0.9 miles south of the site and accessible on foot (18-minute walk). Uckfield College is approx. 2.1 miles to the south-east. There is a bus service to the college with a journey time of approx. 9-minutes. • 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: 212/3210 Name: Land south of Maresfield, A22, Maresfield, TN22 3EE																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Maresfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Maresfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Maresfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within of a sustainable settlement and has pedestrian access to public transport and the services and facilities in Maresfield. **Major positive effects: SO14 Housing** The site promotor has proposed a large development (150 net dwellings), which would make a positive contribution to the district's housing needs. However, the details are lacking as to any affordable housing provision etc. **Minor positive effects: SO3 Flood Risk; SO7 Pollution; SO13 Travel & Accessibility and SO19 Town & Village Centres** The site is in Flood Zone 1 and there is not risk of surface water, although the site within an area of groundwater flooding concern. Therefore, the proposed development is suitable with groundwater flood risk mitigation for the flood zone identified. The is within close proximity of several bus stops on the Straight Half Mile and these are accessible via existing footpaths. The bus service is frequent and journey time to Uckfield High Street is approx. 9 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 9 mins and an hourly service. The site is also within walking distance (5-minutes) of Maresfield High Street via good footpaths along the High Street. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The site's location close to good public transport and a short walk to Maresfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity to the High Street in Maresfield, this will help support the vitality and viability of the services within Maresfield. However, the site does not currently have vehicle access and a new access will require a transport assessment to determine the impact of a new vehicle access onto the High Street. **Major negative effects:** None

	Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity; SO10 Landscape & Townscape All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated on site. The site is located on a south of the existing built up settlement with views across the open rural landscape and has moderate to high sensitivity to development an impact on the local landscape as it would involve the loss of a piece of land covered in shrubbery. However, it is acknowledged that the site is well enclosed within the landscape and that landscape mitigation is likely possible to lessen any negative effects. The site boundary vegetation will need to be retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the rural landscape. **No significant effect: SO8 Green & Blue Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaptation; SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; Digital Infrastructure and SO17 Social Deprivation** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 150 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would be appropriate for up to 150 (net) dwellings and has been proposed for allocation on this basis. The area of the site immediately adjacent to the recreation ground is located within the Maresfield Conservation Area and is not considered suitable for residential development, due to the impact on designated historic assets and landscape harm in this location. The site is more open on land adjacent to the recreation ground, which has the potential for higher landscape impact. Therefore, if the site is to be developed, great care would be required with design, and substantial mitigation likely to be needed. The southern part of the site, outside of the Maresfield Conservation Area is considered suitable for residential development, as it would not be out of keeping with the new residential developments adjacent to the northwest, northeast and east of the site. There is an area of ancient woodland located at the southern boundary and appropriate landscape buffers would have to be strengthen to the north and west of the site. The site conforms with the overall spatial strategy for Wealden as it is located within the proposed development boundary for Maresfield and has access to sustainable transport and services on Maresfield High Street.The site is allocated in combination with Site 440/3120.

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 403/3210 Name: Land north of Rolling Mill, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of grassland. • The site is 1.7ha in size and proposed for residential development although the quantum has not been provided by the applicant. • The site is located on the southern periphery of Maresfield. • The nearest bus stop is 100m (less than a 5-minute walk) to the north of the site, on the Batts Bridge Road by St Bartholomew's Church. There are also several bus stops within close proximity of the site, within a 10-minute walk, offering services to Uckfield High Street (9-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Lewes and Brighton). • The existing pedestrian accesses onto the site is a track that runs along the southeast boundary to School Hill through the access to the recreation ground. • The site does comply with the overall spatial strategy for the district as it is within a sustainable settlement with pedestrian access to the services and public transport located on Maresfield High Street. • There is no train station at Maresfield, the closest being in Uckfield approx. 2.0 miles south of the site. This is accessible via the bus service from Maresfield, with an hourly service and journey time of approx. 9 minutes. • The site is within a 5-minute walk of Maresfield High Street via existing footpath along School Hill and the High Street. • 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: 403/3210 Name: Land north of Rolling Mill, Maresfield, TN22 3EE
		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. • There is no risk of surface water flooding. • The site is greenfield, and 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 no 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 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 403/3210 Name: Land north of Rolling Mill, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial, or surface, although there is a risk of 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 positive over all timeframes as future residents and property would not be at risk, 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 or in close proximity. Therefore, potential for water pollution is minimal. • 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 grassland and therefore 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 403/3210 Name: Land north of Rolling Mill, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• 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 lies within an area of the district considered to be on the fringe of 'darker' areas by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is unlikely to add significant light pollution to the area and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting the site. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 403/3210 Name: Land north of Rolling Mill, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• The site is within walking distance to the nearby bus stops. These bus stops provide regular services to Uckfield High Street and beyond (Eastbourne, Lewes, Tunbridge Wells). • 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. • Minor negative impacts are expected in the short to mid-term as a result of increases in air pollution from construction. Given the sites proximity and pedestrian access to sustainable transport, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • The site has substantial trees near the boundaries, providing important contribution to green open space in central village setting These scrubs and hedgerows contribute to the site's green infrastructure network as well as the wider area. • Any development would need to seek to retain, protect and enhance these features to maintain the green 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. • Given the size of the proposed development and the potential to mitigate any impacts on the existing vegetation on the site boundaries, no significant effects are expected on this SA Objective.
SO9	BIODIVERSITY					• There are no designated sites within the site however the site lies within the 7km Special Protection Area Zone. • There is Priority Habitat or irreplaceable habitats within the site. However, there are some trees to the west of the site with a TPO (No 31, 200) • The site is wholly within the Western Ouse Streams and Ashdown Forest BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 403/3210 Name: Land north of Rolling Mill, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• Development would need to carefully consider the priorities and impacts of the development on the priority habitat and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • The trees and hedgerows on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, including the need to provide at least 20% BNG and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site is not within the High Weald National Landscape. • Site not included for assessment in 2023 Landscape Assessment as this site had been granted planning permission for use as a public open space, a small parking area and allotments as part of a wider scheme that brought forward 25 new homes on nearby site under reference WD/2015/2432/MEA. However, the site forms open space within/near to existing village centre. • The site is however well enclosed along the north and northwest boundaries with vegetation, however, the south of the is relatively open to views from the south and southeast. • Furthermore, the site is within the Maresfield Conservation Area. • Development of the site would result in an impact on the local landscape as it would involve the loss of a piece of land within a Conservation Area and acts as the setting for listed buildings located to the north of the site, including the Grade I listed church. However, it is acknowledged that the site is well enclosed within the landscape and that landscape mitigation is likely possible to lessen any negative effects. Therefore, minor negative effects are expected on this SA Objective without mitigation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 403/3210 Name: Land north of Rolling Mill, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• Almost the entire site is within the Maresfield Conservation Area and forms the natural edge to the setting within the conservation area. • Additionally, there are a number of Listed Buildings also adjacent and nearby site, to south east and north/north west, including the Grade I Listed Parish Church of St Bartholomew. • Furthermore, there are three area of Archaeological Interest that abut the site, these are the Park Farm medieval and post medieval farm complex, Park Farm Roman Settlement and C20 army camp, and Maresfield Village, a medieval and post medieval village. • Given the scale of the development proposed there is potential for development to impact the setting of the conservation area and listed buildings, the impacts on this SA Objective are considered to be minor negative, due to the site's proximity to these heritage assets.
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					• The existing site access is possible via single width track to east, but not shown in ownership/site boundary. • The site is within a 5-minute walk of several bus stops offering regular and frequent services into Uckfield High Street (9-minute journey time), Eastbourne and Lewes. However, pedestrian access is via the track that runs along the southeast boundary to the footpath on School Hill through the access to the recreation ground. • This provides sustainable modes of transport to services and facilities and will help reduce the need to travel by car, although car travel will likely remain. • The capacity of the existing transport infrastructure is sufficient to accommodate the scale of development proposed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 403/3210 Name: Land north of Rolling Mill, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• The site is also within a 5-minute walk of Maresfield High Street, there are footpaths along the High Street. There is no dedicated cycle infrastructure, however. • A new access would be required as there appears to be no existing vehicular access detailed but access appears possible from single width track to the east of site, which connects to High Street. However, the would be unsuitable for the nature and scale of development proposed. The road would need to be widened to allow for a two-way flow of traffic, and surfaced, for year round and all users use. Alternative access could be provided from the south. However, both access possibilities and neighbouring land may not be in ownership in order to deliver upgrades necessary. • There is a PRoW footpath (67a) that runs across and through eastern part of site. • Given the site has unknown ownership of either the track to the east or the land to the south and the need to improve both extensively to accommodate development on the site, then there are uncertain effects to be expected on this SA Objective, although the site does have potential access to sustainable transport options and the services on Maresfield High Street.
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 (Maresfield) 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 some 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. 1.6 miles from the site and a 9-minute bus journey. • The Maresfield 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 403/3210 Name: Land north of Rolling Mill, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Uckfield (Freedom Leisure Centre) however these are accessible by bus as the Maresfield Newsagents has a regular bus service (numerous services 7 times a week). • The Wealden Open Space Study 2022 concludes that there is a deficit in allotments Maresfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is concern for the quality of Maresfield Recreation Ground for cricket and also parking issues for the bowls club. • The site is as a designated Local Green Space, in the form of allotments, parking and public open space, as part of a wider scheme that brought forward residential development on a nearby site (WD/2015/2431/MEA). • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the site has been allocated for local green space as part of a residential development scheme that brought forward 25 (net) dwellings on a site nearby, it is considered there will be major negative 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 403/3210 Name: Land north of Rolling Mill, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• 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 Maresfield and has access to a frequent bus service to the High Street with short journey times. The site is also within a short walking distance of the High Street services and facilities. • Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Maresfield, this will help support the vitality and viability of the services within Maresfield. • However, the site has been designated for Local Green Space that forms part of the setting of the Maresfield Conservation Area, in the centre of the settlement, and for the listed buildings north of the site. • Minor negative 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 Bonners C of E primary school and nursery, approx. 0.9 miles south of the site and accessible on foot (18-minute walk). Uckfield College is approx. 2.1 miles to the south-east. There is a bus service to the college with a journey time of approx. 9-minutes. • 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: 403/3210 Name: Land north of Rolling Mill, Maresfield, TN22 3EE
		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: 403/3210 Name: Land north of Rolling Mill, Maresfield, TN22 3EE																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	Maresfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Maresfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Maresfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within of a sustainable settlement and has pedestrian access to public transport and the services and facilities in Maresfield. This site had been granted planning permission for use as a public open space, a small parking area and allotments as part of a wider scheme that brought forward 25 new homes on nearby site under reference WD/2015/2432/MEA. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO7 Pollution and SO14 Housing** The site is in Flood Zone 1 and there is not risk of surface water, although the site within an area of groundwater flooding concern. Therefore, the proposed development is suitable with groundwater flood risk mitigation for the flood zone identified. The is within close proximity of several bus stops on the Straight Half Mile and these are accessible via existing footpaths. The bus service is frequent and journey time to Uckfield High Street is approx. 9 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 9 mins and an hourly service. The site is also within walking distance (5-minutes) of Maresfield High Street via good footpaths along the High Street. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The site's location close to good public transport and a short walk to Maresfield High Street will help reduce air pollution by reducing car use from the site. **Major negative effects: SO15 Health & Wellbeing** The site is as a designated Local Green Space, in the form of allotments, parking and public open space, as part of a wider scheme that brought forward residential development on a nearby site (WD/2015/2431/MEA). Therefore, if this site came forward for development it would remove public open space in the centre of the settlement.

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

	Furthermore, the uncertainty with the ownership of either the track to the east or the land to the south would need to be resolved to ensure that the required improvements are made to provide a suitable access, which would accommodate development on the site.

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 421/3210 Name: Land south west of Park Farm, A22, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a paddock. • The site is 1.56 ha in size and proposed for residential development, although the proposed quantum has not been provided by the applicant. • The site is located on the southern edge of Maresfield. • The nearest bus stop is 350m (less than a 9-minute walk) to the north of the site, by the roundabout the Batts Bridge Road and Field-End. There are also several bus stops within close proximity of the site, within a 12-minute walk, offering services to Uckfield High Street (9-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Lewes and Brighton). • No pedestrian/cycle infrastructure at present, but site bounded by residential development to north east, which it could connect to. • The site does comply with the overall spatial strategy for the district as it is within a sustainable settlement with pedestrian access public transport located on Batts Bridge Road, as well as the services at the Ashdown Business Park and on Maresfield High Street. • There is no train station at Maresfield, the closest being in Uckfield approx. 2.0 miles south of the site. This is accessible via the bus service from Maresfield, with an hourly service and journey time of approx. 9 minutes. • The site is within a 5-minute walk of Maresfield High Street via existing footpath along the High Street. • 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: 421/3210 Name: Land south west of Park Farm, A22, Maresfield, TN22 3EE
		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. • There is no risk of surface water flooding. • The site is greenfield, and 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 no 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 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 421/3210 Name: Land south west of Park Farm, A22, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial, or surface, although there is a risk of 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 positive over all timeframes as future residents and property would not be at risk, 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 or in close proximity. Therefore, potential for water pollution is minimal. • 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 although it has not been 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 421/3210 Name: Land south west of Park Farm, A22, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• 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 lies within an area of the district considered to be on the fringe of 'darker' areas by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is unlikely to add significant light pollution to the area and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting the site. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 421/3210 Name: Land south west of Park Farm, A22, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• The site is within walking distance to the nearby bus stops. These bus stops provide regular services to Uckfield High Street and beyond (Eastbourne, Lewes, Tunbridge Wells). • 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. • Minor negative impacts are expected in the short to mid-term as a result of increases in air pollution from construction. Given the sites proximity and pedestrian access to sustainable transport, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • There are trees adjacent to southern boundary form strong buffer to A22 to south, but limited trees on site itself. • These trees contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green 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. • Given the size of the proposed development and the potential to mitigate any impacts on the existing vegetation on the site boundaries, no significant effects are expected on this SA Objective.
SO9	BIODIVERSITY					• There are no designated sites within the site however the site lies within the 7km Special Protection Area Zone. • There are no Priority Habitats or irreplaceable habitats within the site. • The site is wholly within the Western Ouse Streams and Ashdown Forest BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 421/3210 Name: Land south west of Park Farm, A22, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• Development would need to carefully consider the priorities and impacts of the development on the priority habitat and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • The trees on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, including the need to provide at least 20% BNG and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site is not within the High Weald National Landscape. • The site is considered to have low to moderate sensitivity to development within the Landscape Sensitivity Assessment 2023 as the site is well contained in existing landscape/village setting. • The site is well enclosed by trees to the south along the frontage to the A22 and there would likely be limited landscape impact from development, as the site would be a continuation of the new development to the north and southeast, provided the screening along the A22 is maintained to help reinforce the character and appearance of the local landscape. • Development of the site would result in minimal impact on the local landscape as it considered to be of low to moderate sensitivity. However, it is acknowledged that the screening along the site frontage to the A22 would need to be maintained to lessen any negative effects. Therefore, no significant effects are expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 421/3210 Name: Land south west of Park Farm, A22, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
						• The site lies within an archaeological notification area, due to the presence of a Roman settlement ad C20 army camp previously in the area. Therefore, an archaeological assessment will need to be undertaken before development of the site takes place. • Given the site is located within an archaeological interest area an archaeological impact assessment will need to be carried out before development takes place, until this assessment has been undertaken then the impacts on this SA Objective are considered to be 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					• The existing site has no access at present, but the site is bounded by residential development to north east that provides some opportunity for connection. • The site is within a 10-minute walk of several bus stops offering regular and frequent services into Uckfield High Street (9-minute journey time), Eastbourne and Lewes. • This provides sustainable modes of transport to services and facilities and will help reduce the need to travel by car, although car travel will likely remain. • The capacity of the existing transport infrastructure is sufficient to accommodate the scale of development proposed. • The site is also within a 10-minute walk of Maresfield High Street, there are footpaths along the Batts Bridge Road. There is no dedicated cycle infrastructure, however. • A new access would be required. • The site will have no impact on any PRoW. • Given the site has pedestrian connectivity to the public transport services and the High Street services and facilities in Maresfield, minor positive effects are expected on this SA Objective, due sites access to sustainable transport options.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 421/3210 Name: Land south west of Park Farm, A22, Maresfield, TN22 3EE
		S	M	L	Overall	Commentary
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 (Maresfield) 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 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. 1.8 miles from the site and a 9-minute bus journey. • The Maresfield 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) however these are accessible by bus as the Maresfield Newsagents has a regular bus service (numerous services 7 times a week). • The Wealden Open Space Study 2022 concludes that there is a deficit in allotments Maresfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is concern for the quality of Maresfield Recreation Ground for cricket and also parking issues for the bowls club. • 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: 421/3210 Name: Land south west of Park Farm, A22, Maresfield, TN22 3EE
		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 Maresfield and has access to a frequent bus service to Uckfield High Street with short journey times. The site is also within a short walking distance of the Maresfield High Street services and facilities. • Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Maresfield, this will help support the vitality and viability of the services within Maresfield.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 421/3210 Name: Land south west of Park Farm, A22, Maresfield, TN22 3EE
		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 Bonners C of E primary school and nursery, approx. 0.9 miles south of the site and accessible on foot (15-minute walk). Uckfield College is approx. 2.1 miles to the south-east. There is a bus service to the college with a journey time of approx. 9-minutes. • 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: 421/3210 Name: Land south west of Park Farm, A22, Maresfield, TN22 3EE																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	Maresfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Maresfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Maresfield. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within of a sustainable settlement and has pedestrian access to public transport and the services and facilities in Maresfield. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO7 Pollution; SO13 Travel & Accessibility; SO14 Housing and SO19 Town & Village Centres** The site is in Flood Zone 1 and there is not risk of surface water, although the site within an area of groundwater flooding concern. Therefore, the proposed development is suitable with groundwater flood risk mitigation for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. The is within close proximity of several bus stops on Batts Bridge Road and these are accessible via existing footpaths. The bus service is frequent and journey time to Uckfield High Street is approx. 9 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 9 mins and an hourly service. The site is also within walking distance (10-minutes) of Maresfield High Street via good footpaths along the Batts Bridge Road. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The site's location close to good public transport and a short walk to Maresfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity to the High Street in Maresfield, this will help support the vitality and viability of the services within Maresfield. However, the site does not currently have vehicle access, although the residential development adjacent to the northeast provides an opportunity to connect to this site. **Major negative effects:** None

	Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; and SO9 Biodiversity All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated or provide suitable mitigation on the site. **No significant effect: SO8 Green & Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaptation; SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; Digital Infrastructure and SO17 Social Deprivation** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 25-30 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 25 (net) dwellings and has been proposed for allocation on this basis. The site conforms with the overall spatial strategy for Wealden as it is located within of the proposed development boundary for Maresfield and has access to sustainable transport and services on Maresfield High Street. The site is bounded by residential development to the northeast and southeast, the frontage along the A22 is lined with trees which enclose the site and therefore, by ensuring the trees along the boundaries are retained, development in this location would have minimal impact upon the landscape. Although, the site currently does not have any access, the residential development to the northeast would be able to provide connectivity for pedestrians and vehicles.

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 440/3210 Name: Land at Mill House Farm, London Road, Maresfield, TN22 3ED
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of agricultural and woodland. • The site is 10.23 ha in size and proposed for residential development of 150 (net) dwellings and associated open space by the applicant. • The site is located to the south of Maresfield. • The nearest bus stop is 350m (less than a 9-minute walk) to the east of the site, on the opposite side of the Budletts roundabout, although there is no pedestrian connectivity across the roundabout or the A26. There are also several bus stops along Maresfield High Street, offering services to Uckfield High Street (9-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Lewes and Brighton). • The existing pedestrian access to the site is from School Hill to the east, although, this access now passes through land with planning permission for residential development (WD/2016/0116/O), there is potential to connect through this development. • The site does comply with the overall spatial strategy for the district as the land north of the Shortbridge Stream is within a sustainable settlement with pedestrian access public transport and services located on Maresfield High Street. • There is no train station at Maresfield, the closest being in Uckfield approx. 1.8 miles south of the site. This is accessible via the bus service from Maresfield, with an hourly service and journey time of approx. 9 minutes. • The site is within a 11-minute walk of Maresfield High Street via existing footpath along the School Hill. • 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: 440/3210 Name: Land at Mill House Farm, London Road, Maresfield, TN22 3ED
		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					• Flood Zones 2 & 3 through centre of site, on north-south axis, following Shortbridge Stream as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • Risk of surface water flooding largely on same trajectory, but widening to south of site. • The site is greenfield, and 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					• Flood Zones 2 & 3 through centre of site, on north-south axis, following Shortbridge Stream as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • Risk of surface water flooding largely on same trajectory as Shortbridge Stream but widening to south of site. • These areas are focused within the centre of the sit. It is likely given the size of the proposed development that suitable mitigation for surface water flood risk could be implemented. • The whole 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 440/3210 Name: Land at Mill House Farm, London Road, Maresfield, TN22 3ED
		S	M	L	Overall	Commentary
						• Only water compatible uses are permitted within Flood Zone 3b in line with government guidance on flood risk and coastal change. • Residential development would be precluded from those areas of the site within Flood Zones 2 and 3a and 3b. • 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 that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present.
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. • The Shortbridge Stream flows northeast to southwest through the centre of 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 although it has not been classified within the Agricultural Land Classification system (ALC)

SUSTAINABILITY OBJECTIVE		Effects				Site No: 440/3210 Name: Land at Mill House Farm, London Road, Maresfield, TN22 3ED
		S	M	L	Overall	Commentary
						• 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. • 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 lies within an area of the district considered to be on the fringe of 'darker' areas by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is unlikely to add significant light pollution to the area and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting the site. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 440/3210 Name: Land at Mill House Farm, London Road, Maresfield, TN22 3ED
		S	M	L	Overall	Commentary
						• 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 is within walking distance to the nearby bus stops. These bus stops provide regular services to Uckfield High Street and beyond (Eastbourne, Lewes, Tunbridge Wells). • 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. • Minor negative impacts are expected in the short to mid-term as a result of increases in air pollution from construction. Given the sites proximity and pedestrian access to sustainable transport, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • Mature hedgerows and substantial trees to site boundaries and along embankments of Shortbridge Stream, through centre of the site. • These hedgerows and trees contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green 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. • Given the size of the proposed development and the potential to mitigate any impacts on the existing vegetation on the site boundaries, no significant effects are expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 440/3210 Name: Land at Mill House Farm, London Road, Maresfield, TN22 3ED
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• There are no designated sites within the site however the site lies within the 7km Special Protection Area Zone. • Furnacebank Wood extension of designated Ancient Woodland located adjacent to part of north west boundary of site. • There is ancient deciduous woodland in the south western corner of the site. • Although the size of the site means that there is room for suitable mitigation around these protected assets. • The site is wholly within the Western Ouse Streams and Ashdown Forest BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA. • Development would need to carefully consider the priorities and impacts of the development on the priority habitat and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • The trees on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, including the need to provide at least 20% BNG and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site is not within the High Weald National Landscape. • The site is considered to have moderate sensitivity to development within the Landscape Sensitivity Assessment 2023 due to well used public footpaths to the north east of the site, and the sites detachment from Maresfield. • The site is well enclosed by trees to the south along the frontage to the A22 and there would likely be limited landscape impact from development, as the site would be a

SUSTAINABILITY OBJECTIVE		Effects				Site No: 440/3210 Name: Land at Mill House Farm, London Road, Maresfield, TN22 3ED
		S	M	L	Overall	Commentary
						continuation of the new development to the north, provided the screening along the A22 is maintained to help reinforce the character and appearance of the local landscape. • Development of the site would result in impact on the local landscape due to its detachment from the settlement. However, there is a new residential development to the School Hill between the site and School Lane, therefore this site would be a continuation of residential development south of the settlement edge of Maresfield. It is acknowledged that the screening along the site frontage to the A22 would need to be maintained to lessen any negative effects. Therefore, uncertain effects are expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area. • Two Grade II listed buildings (Mill House and Mill Cottage) and a Grade II Listed Barn are located nearby to the north of the site. • Given the scale of the development proposed and acknowledging the new residential development between the site and the listed buildings would mitigate any impacts that this site would have on their setting. The impacts on this SA Objective are considered to be no significant.
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					• The existing site access is from School Hill to the east, although, this access now passes through land with planning permission for residential development (WD/2016/0116/O), there is potential to connect through this development. • The site is within a 11-minute walk of several bus stops offering regular and frequent services into Uckfield High Street (9-minute journey time), Eastbourne and Lewes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 440/3210 Name: Land at Mill House Farm, London Road, Maresfield, TN22 3ED
		S	M	L	Overall	Commentary
						• This provides sustainable modes of transport to services and facilities and will help reduce the need to travel by car, although car travel will likely remain. • The capacity of the existing transport infrastructure is sufficient to accommodate the scale of development proposed. • The site is also within a 11-minute walk of Maresfield High Street, there are footpaths along the School Hill. There is no dedicated cycle infrastructure, however. • The PRoW footpath No. 80 runs along the northwest boundary of the site. • Given the site has pedestrian connectivity to the public transport services and the High Street services and facilities in Maresfield, minor positive effects are expected on this SA Objective, due sites access to sustainable transport options.
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 (Maresfield) 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 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. 1.7 miles from the site and a 9-minute bus journey. • The Maresfield 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) however these are accessible by bus as the Maresfield Newsagents has a regular bus service (numerous services 7 times a week).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 440/3210 Name: Land at Mill House Farm, London Road, Maresfield, TN22 3ED
		S	M	L	Overall	Commentary
						• The Wealden Open Space Study 2022 concludes that there is a deficit in allotments Maresfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is concern for the quality of Maresfield Recreation Ground for cricket and also parking issues for the bowls club. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 440/3210 Name: Land at Mill House Farm, London Road, Maresfield, TN22 3ED
		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 Maresfield and has access to a frequent bus service to Uckfield High Street with short journey times. The site is also within a short walking distance of the Maresfield High Street services and facilities. • Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Maresfield, this will help support the vitality and viability of the services within Maresfield. • 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 Bonners C of E primary school and nursery, approx. 0.9 miles south of the site and accessible on foot (5-minute walk). Uckfield College is approx. 2.1 miles to the south-east. There is a bus service to the college with a journey time of approx. 9-minutes. • 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: 440/3210 Name: Land at Mill House Farm, London Road, Maresfield, TN22 3ED																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	Maresfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Maresfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The part of the site north of Shortbridge Stream lies within the proposed development boundary for Maresfield. The site does, therefore, conform with the overall spatial strategy for development on the land north of the Stream within Wealden as a whole as it is within of a sustainable settlement and has pedestrian access to public transport and the services and facilities in Maresfield. **Major positive effects: None** **Minor positive effects: SO7 Pollution; SO13 Travel & Accessibility; SO14 Housing and SO19 Town & Village Centres** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. The is within close proximity of several bus stops on Batts Bridge Road and these are accessible via existing footpaths. The bus service is frequent and journey time to Uckfield High Street is approx. 9 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 9 mins and an hourly service. The site is also within walking distance (10-minutes) of Maresfield High Street via good footpaths along the Batts Bridge Road. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The site's location close to good public transport and a short walk to Maresfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity to the High Street in Maresfield, this will help support the vitality and viability of the services within Maresfield. However, the site does not currently have vehicle access, although the residential development adjacent to the northeast provides an opportunity to connect to this site. **Major negative effects:** None

	Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; and SO9 Biodiversity All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated or provide suitable mitigation on the site. **No significant effect: SO8 Green & Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage; Digital Infrastructure and SO17 Social Deprivation** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 150 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 60 (net) dwellings within the part of the site north of the Shortbridge Stream and has been proposed for allocation on this basis. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development because of its semi-rural nature and public rights of way along the entire north (northwest and east (northeast) boundaries). The topography becomes steeper either side of the Shortbridge Stream, which also raises flooding issues, with a significant proportion of land close to the watercourse being located in flood risk zones 2 and 3, reducing the developable area and precluding development here. There is an area of ancient woodland located adjacent to the south-west boundary of the site, which would also reduce the developable area due to the requirement to protect the Ancient woodland with an appropriate buffer. The proposed allocated part of the site north of the Shortbridge Stream conforms with the overall spatial strategy for Wealden as it is located within the proposed development boundary for Maresfield and has access to sustainable transport and services on Maresfield High Street. The site is allocated in combination with Site 212/3120.

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 720/3210 Name: Land at Batts Bridge Field, Batts Bridge Road, Maresfield, TN22 2HX
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of agricultural land. • The site is 9.88 ha in size and proposed for employment development although the proposed quantum has not been provided by the applicant. • The site is located to the southwest of Maresfield. • The nearest bus stop is 350m (less than a 7-minute walk) to the northeast of the site, in the Ashdown Business Park, although there is no pedestrian connectivity currently. The bus stop does offer services to Uckfield High Street (9-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Lewes and Brighton). • There is currently no pedestrian access on to the site from the A272. • The site does not comply with the overall spatial strategy for the district as the site is outside of a sustainable settlement. • There is no train station at Maresfield, the closest being in Uckfield approx. 1.9 miles south of the site. This is accessible via the bus service from the Ashdown Business Park, with an hourly service and journey time of approx. 9 minutes. • 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: 720/3210 Name: Land at Batts Bridge Field, Batts Bridge Road, Maresfield, TN22 2HX
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• An area of the site parallel with the south-western boundary, is within Flood Zones 2 and 3, the remainder of the site is in Flood Zone 1. • An area of the site parallel with the south-western boundary, is within Wealden Flood Zones 2, 3a and 3b and North Wealden SFRA future flood zone 3a and 3b. • Risk of Surface water flooding along the land parallel with the south-west boundary, following the Batt's Bridge Stream. • The site is greenfield, and 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					• An area of the site parallel with the south-western boundary, is within Flood Zones 2 and 3, the remainder of the site is in Flood Zone 1. • An area of the site parallel with the south-western boundary, is within Wealden Flood Zones 2, 3a and 3b and North Wealden SFRA future flood zone 3a and 3b. • Risk of Surface water flooding along the land parallel with the south-west boundary, following the Batt's Bridge Stream. • The whole 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. • Only water compatible uses are permitted within Flood Zone 3b in line with government guidance on flood risk and coastal change. • Residential development would be precluded from those areas of the site within Flood Zones 2 and 3a and 3b. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 720/3210 Name: Land at Batts Bridge Field, Batts Bridge Road, Maresfield, TN22 2HX
		S	M	L	Overall	Commentary
						• 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 that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present.
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. • The Batt's Bridge Stream flows northwest to south along the western boundary of the site. • It is also understood that PFAS may be present on the site, therefore, mitigation methods are required to remove it from by the lakers and stream on 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 although it has not been classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is greenfield.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 720/3210 Name: Land at Batts Bridge Field, Batts Bridge Road, Maresfield, TN22 2HX
		S	M	L	Overall	Commentary
						• It is understood that PFAS may be present on the site, therefore, mitigation methods are required to remove it from the soil on the site. • 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 lies within an area of the district considered to be on the fringe of 'darker' areas by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is likely to add significant light pollution to the area although the sites proximity to the existing Ashdown Business Park would means there an existing degree of brightness. • There are no sources of noise pollution affecting the site. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 720/3210 Name: Land at Batts Bridge Field, Batts Bridge Road, Maresfield, TN22 2HX
		S	M	L	Overall	Commentary
						• 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. • It is understood that PFAS may be present on the site, therefore, mitigation methods are required to remove it from the soil and waterbodies on the site. • The site is within walking distance to the nearby bus stops. These bus stops provide regular services to Uckfield High Street and beyond (Eastbourne, Lewes, Tunbridge Wells). • 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. • Minor negative impacts are expected in the short to mid-term as a result of increases in air pollution from construction. Given the sites proximity to sustainable transport, the impact of this site uncertain at this time, as it is unknown how the PFAS will be removed and whether pedestrian connectivity from the site to the bus stop at the Ashdown Business Park can be provided
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • There are hedgerows, trees and woodland surrounding the site. • These hedgerows and trees contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green 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. • Given the size of the proposed development and there is potential to mitigate any impacts on the existing vegetation on the site boundaries, then the impacts would be no significant effect on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 720/3210 Name: Land at Batts Bridge Field, Batts Bridge Road, Maresfield, TN22 2HX
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• There is a LWS to the south-east of the site, Shortbridge Stream Meadow and LWS Piltdown Common is to the south-west of the site beyond ancient woodland. • There are areas of ancient woodland and priority habitat immediately adjacent to the northern, south-western and south-eastern boundaries of the site with further areas to the north. • Although the size of the site means that there is room for suitable mitigation around these protected assets. • The site is wholly within the Western Ouse Streams and Ashdown Forest BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA. • Development would need to carefully consider the priorities and impacts of the development on the priority habitat and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • The trees on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, including the need to provide at least 20% BNG and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site is not within the High Weald National Landscape. • The site is considered to have moderate to high sensitivity to development within the Landscape Sensitivity Assessment 2022, as development could affect key landscape features such as areas of priority habitat, wooded stream valleys, historic field patterns, rural character with areas of tranquillity, role the landscape provides in preventing coalescence between Maresfield and Uckfield.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 720/3210 Name: Land at Batts Bridge Field, Batts Bridge Road, Maresfield, TN22 2HX
		S	M	L	Overall	Commentary
						• The site is well enclosed by trees to the south along the frontage to the A272 and there would likely be limited landscape impact from development, as the site would be a continuation of the existing Business Park to the north, provided the screening along the site boundary is maintained to help reinforce the character and appearance of the local landscape. • Development of the site would impact the local landscape due to its detachment from the settlement. However, the is well enclosed. It is acknowledged that the screening along the site frontage to the A272 would need to be maintained to lessen any negative effects. Therefore, uncertain effects are expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area. • The nearest Listed buildings are the Grade II Batts Farmhouse to the north and Park Wood House and Keeper's to the south-west of the site. There is an Archaeological Notification Areas within the site to the far southern corner, along the northern boundary, running north to south across the western section and also adjacent to the north-eastern boundary. • Given the presences of an archaeological interest areas on the site an archaeological impact assessment will need to be carried out before development takes place, until this assessment has been undertaken then the impacts on this SA Objective are considered to be 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					• The existing access is a field gate onto the A272. • A new vehicular access would be required to accommodate development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 720/3210 Name: Land at Batts Bridge Field, Batts Bridge Road, Maresfield, TN22 2HX
		S	M	L	Overall	Commentary
						• The site currently has no pedestrian access. As a result, there is no pedestrian connectivity with the bus stop at the Ashdown Business Park, which offers regular and frequent services into Uckfield High Street (9-minute journey time), Eastbourne and Lewes. • Therefore, car travel will be relied on for this site and development would increase the vehicle usage in the area, either with private motor vehicles or associated industrial traffic if the site comes forward for employment development. • Further assessment is required to determine the capacity of the existing transport infrastructure and what infrastructure is needed to make the local transport network sufficient to accommodate the scale of development proposed. • The site will have no impact on PRoW. • There are minor negative effects are expected on this SA Objective, due the scale of development proposed on the site. However, improvements to the existing infrastructure could mitigate some of the impact that development of this size would have, including the provision of pedestrian connectivity to the Ashdown Business Park to the north as well as to the Maresfield settlement itself.
SO14	HOUSING					• The site has not been put forward for residential development. Therefore, the site would have no significant effect towards this SO.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 1.8 miles from the site and a 9-minute bus journey. • The Maresfield 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) however these are accessible by bus as the Ashdown Business Park has a regular bus service (numerous services 7 times a week).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 720/3210 Name: Land at Batts Bridge Field, Batts Bridge Road, Maresfield, TN22 2HX
		S	M	L	Overall	Commentary
						• The Wealden Open Space Study 2022 concludes that there is a deficit in allotments Maresfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is concern for the quality of Maresfield Recreation Ground for cricket and also parking issues for the bowls club. • 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 site is part of a larger proposal along with the land south of Ashdown Business Park, Michael Way (980/3210), which is currently subject to a planning application (WD/2022.3319/MAO) for approximately 60,000m2 of employment floorspace and

SUSTAINABILITY OBJECTIVE		Effects				Site No: 720/3210 Name: Land at Batts Bridge Field, Batts Bridge Road, Maresfield, TN22 2HX
		S	M	L	Overall	Commentary
						therefore make a significant contribution to the district's identified employment floorspace need. • Additionally, jobs may be created in the short term in relation to construction, having a minor positive effect. • Due to the scale of potential employment floorspace to be developed on the site, major positive effect in the medium to longer term can be expected 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 Maresfield and Ashdown Business Park. Additionally, the site has access to a frequent bus service to Uckfield High Street with short journey times. • Given that future residents of the site would be in close proximity to Ashdown Business Park, although currently there is no suitable pedestrian connectivity from the site, this would mean the vitality and viability of the services within Maresfield is unknown. • 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 Bonners C of E primary school and nursery, approx. 0.9 miles northeast of the site although not accessible by walking (28-minute walk). Uckfield College is approx. 2.1 miles to the south-east. There is a bus service to the college with a journey time of approx. 9-minutes. • 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: 720/3210 Name: Land at Batts Bridge Field, Batts Brideg Road, Maresfield, TN22 2HX																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Sustainable transport • Infrastructure
Cumulative Effects	Maresfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Maresfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside of the proposed development boundary for Maresfield. The site does, therefore, not conform with the overall spatial strategy for development within Wealden as a whole as it is outside of a sustainable settlement and has no suitable pedestrian access currently. The site is part of the Land south of Ashdown Business Park, Michael Way site (980/3120), which is currently subject to an ongoing planning application (WD/2022/3319/MAO) for approximately 60,000m2 of employment floorspace. Furthermore, the site form part of the larger SHELAA site at Land adjacent to the Maresfield Bypass (1110/3210). **Major positive effects: SO18 Economy & Employment** The site is currently subject to a planning application (WD/2022/3319/MAO) for approximately 60,000m2 of employment floorspace. Additionally, jobs may be created in the short term in relation to construction. **Minor positive effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated or provide suitable mitigation on the site.

	The site currently has no pedestrian access, as there is no footpath along A272 to connect the site with the Ashdown Business Park of the rest of the Maresfield Settlement. Due the scale of development proposed on the site improvements to the existing infrastructure would be required, including the provision of pedestrian connectivity to the Ashdown Business Park as well as with the Maresfield settlement, to the northeast. **No significant effect: SO8 Green & Blue Infrastructure; SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO17 Digital Infrastructure; SO17 Social Deprivation and SO19 Towns and Village Centres** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected allocation for development at this time, due to the need for further consideration of matters relating to highways, including sustainable transport options, as well as flood risk given that the site is located adjacent to the western boundary of the Batts Bridge Stream, with parts of the site being within Flood Risk Zone 3 (high risk) for fluvial flooding. It is also understood that PFAS may be present on the site. Further work will need to be undertaken to assess any pollution risk and to identify whether potential mitigation is possible. The site is part of a larger proposal along with the land south of Ashdown Business Park, Michael Way (980/3210), which is currently subject to a planning application (WD/2022.3319/MAO) for approximately 60,000m2 of employment floorspace and therefore make a significant contribution to the district's identified employment floorspace need. The site does not conform with the overall spatial strategy for development within Wealden as it is outside of a sustainable settlement and has no suitable pedestrian access currently. However, further testing would be required to consider whether these can be mitigated.

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 918/3210 Name: Land at Oakwood Park, Maresfield Bypass, Maresfield, TN22 2EE
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a polo ground. • The site is 11.34 ha in size and proposed for employment development although the proposed quantum has not been provided by the applicant. • The site is located to the southwest of Maresfield. • The nearest bus stop is 350m (less than a 7-minute walk) to the northwest of the site, in the Ashdown Business Park, although there is no pedestrian connectivity currently. The bus stop does offer services to Uckfield High Street (9-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Lewes and Brighton). • There is currently no pedestrian access on to the site from the A22. • The site does not comply with the overall spatial strategy for the district as the site is outside of a sustainable settlement. • There is no train station at Maresfield, the closest being in Uckfield approx. 1.8 miles south of the site. This is accessible via the bus service from the Ashdown Business Park, with an hourly service and journey time of approx. 9 minutes. • 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: 918/3210 Name: Land at Oakwood Park, Maresfield Bypass, Maresfield, TN22 2EE
		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. • There is no risk of surface water flooding. • The site is greenfield, and 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 no 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 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, although there is a risk of 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 positive over all timeframes as future residents and property would not be at risk, with suitable mitigation
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 918/3210 Name: Land at Oakwood Park, Maresfield Bypass, Maresfield, TN22 2EE
		S	M	L	Overall	Commentary
						• 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 there are some lakes in close proximity to the south. Therefore, potential for water pollution is minimal. • It is also understood that PFAS may be present on the site, therefore, mitigation methods are required to remove it so that it does not get into nearby waterbodies. • 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 although it has not been classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is greenfield. • It is understood that PFAS may be present on the site, therefore, mitigation methods are required to remove it from the soil on the site. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 918/3210 Name: Land at Oakwood Park, Maresfield Bypass, Maresfield, TN22 2EE
		S	M	L	Overall	Commentary
						• 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 lies within an area of the district considered to be on the fringe of 'darker' areas by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is likely to add significant light pollution to the area although the sites proximity to the existing Ashdown Business Park would means there an existing degree of brightness. • There are no sources of noise pollution affecting the site. • 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. • It is understood that PFAS may be present on the site, therefore, mitigation methods are required to remove it from the soil and waterbodies on the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 918/3210 Name: Land at Oakwood Park, Maresfield Bypass, Maresfield, TN22 2EE
		S	M	L	Overall	Commentary
						• The site is within walking distance to the nearby bus stops. These bus stops provide regular services to Uckfield High Street and beyond (Eastbourne, Lewes, Tunbridge Wells). • 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. • Minor negative impacts are expected in the short to mid-term as a result of increases in air pollution from construction. Given the sites proximity to sustainable transport, the impact of this site uncertain at this time, as it is unknown how the PFAS will be removed and whether pedestrian connectivity from the site to the bus stop at the Ashdown Business Park can be provided
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • Mature hedgerows and substantial trees to site boundaries and along embankments of Batt's Bridge Stream, through centre of the site. • These hedgerows and trees contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green 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. • Given the size of the proposed development and the potential to mitigate any impacts on the existing vegetation on the site boundaries and the lakes and stream on the site are unknown, then the impacts would be uncertain on this SA Objective.
SO9	BIODIVERSITY					• There is a LWS to the south-east of the site, Shortbridge Stream Meadow and LWS Piltdown Common is to the south-west of the site beyond ancient woodland. • There are areas of ancient woodland and priority habitat immediately adjacent to the north-western and south-eastern boundaries of the site • Although the size of the site means that there is room for suitable mitigation around these protected assets.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 918/3210 Name: Land at Oakwood Park, Maresfield Bypass, Maresfield, TN22 2EE
		S	M	L	Overall	Commentary
						• The site is wholly within the Western Ouse Streams and Ashdown Forest BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA. • Development would need to carefully consider the priorities and impacts of the development on the priority habitat and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • The trees on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, including the need to provide at least 20% BNG and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site is not within the High Weald National Landscape. • The site is considered to have moderate to high sensitivity to development within the Landscape Sensitivity Assessment 2023, as development could affect key landscape features such as areas of priority habitat, wooded stream valleys, historic field patterns, rural character with areas of tranquillity, role the landscape provides in preventing coalescence between Maresfield and Uckfield. • The site is well enclosed by trees to the north along the frontage to the A22 and there would likely be limited landscape impact from development, as the site would be a continuation of the existing Business Park to the northwest, provided the screening along the site boundary is maintained to help reinforce the character and appearance of the local landscape. • Development of the site would impact the local landscape due to its detachment from the settlement. However, the is well enclosed. It is acknowledged that the screening along

SUSTAINABILITY OBJECTIVE		Effects				Site No: 918/3210 Name: Land at Oakwood Park, Maresfield Bypass, Maresfield, TN22 2EE
		S	M	L	Overall	Commentary
						the site frontage to the A22 would need to be maintained to lessen any negative effects. Therefore, uncertain effects are expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area. • The nearest Listed buildings are the Grade II Batts Farmhouse to the north and Park Wood House and Keeper's to the south-west of the site. There is an Archaeological Notification Areas within the site to the far southern corner, along the northern boundary, running north to south across the western section and also adjacent to the north-eastern boundary. • Given the presences of an archaeological interest areas on the site an archaeological impact assessment will need to be carried out before development takes place, until this assessment has been undertaken then the impacts on this SA Objective are considered to be 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					• The existing access via the polo ground access onto the A22. • A new vehicular access would be required to accommodate development, however. This could be achievable in conjunction with adjoining SHELAA site 980/3210. • The site currently has no pedestrian access. As a result, there is no pedestrian connectivity with the bus stop at the Ashdown Business Park, which offers regular and frequent services into Uckfield High Street (9-minute journey time), Eastbourne and Lewes. • Therefore, car travel will be relied on for this site and development would increase the vehicle usage in the area, either with private motor vehicles or associated industrial traffic if the site comes forward for employment development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 918/3210 Name: Land at Oakwood Park, Maresfield Bypass, Maresfield, TN22 2EE
		S	M	L	Overall	Commentary
						• Further assessment is required to determine the capacity of the existing transport infrastructure and what infrastructure is needed to make the local transport network sufficient to accommodate the scale of development proposed. • Public footpath 67c runs along the eastern boundary of the site. • There are minor negative effects are expected on this SA Objective, due the scale of development proposed on the site. However, improvements to the existing infrastructure could mitigate some of the impact that development of this size would have, including the provision of pedestrian connectivity to the Ashdown Business Park to the north as well as to the Maresfield settlement itself.
SO14	HOUSING					• The site has not been put forward for residential development. Therefore, the site would have no significant effect towards this SO.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 1.8 miles from the site and a 9-minute bus journey. • The Maresfield 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) however these are accessible by bus as the Ashdown Business Park has a regular bus service (numerous services 7 times a week). • The Wealden Open Space Study 2022 concludes that there is a deficit in allotments Maresfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is concern for the quality of Maresfield Recreation Ground for cricket and also parking issues for the bowls club. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 918/3210 Name: Land at Oakwood Park, Maresfield Bypass, Maresfield, TN22 2EE
		S	M	L	Overall	Commentary
						• 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 site was subject to a scoping option (WD/2022/6507/SO) for approximately 30,000m2 of employment floorspace and therefore make a significant contribution to the district's identified employment floorspace need. • Additionally, jobs may be created in the short term in relation to construction, having a minor positive effect. • Due to the scale of potential employment floorspace to be developed on the site, major positive effect in the medium to longer term can be expected 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: 918/3210 Name: Land at Oakwood Park, Maresfield Bypass, Maresfield, TN22 2EE
		S	M	L	Overall	Commentary
						• The site is close to services and facilities within Maresfield and Ashdown Business Park. Additionally, the site has access to a frequent bus service to Uckfield High Street with short journey times. • Given that future residents of the site would be in close proximity to Ashdown Business Park, although currently there is no suitable pedestrian connectivity from the site, this would mean the vitality and viability of the services within Maresfield is unknown. • 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 Bonners C of E primary school and nursery, approx. 0.9 miles northeast of the site although not accessible by walking (28-minute walk). Uckfield College is approx. 2.1 miles to the south-east. There is a bus service to the college with a journey time of approx. 9-minutes. • 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: 918/3210 Name: Land at Oakwood Park , Maresfield Bypass, Maresfield, TN22 2EE																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	Maresfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Maresfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside of the proposed development boundary for Maresfield. The site does, therefore, not conform with the overall spatial strategy for development within Wealden as a whole as it is outside of a sustainable settlement and has no suitable pedestrian access currently. The site was subject to a scoping opinion (WD/2022/6507/SO) for approximately 30,000m^2 of employment floorspace which would make a significant contribution to the district's identified employment floorspace need. Furthermore, the site forms part of the larger SHELAA site at Land adjacent to the Maresfield Bypass (1110/3210). **Major positive effects: SO18 Economy & Employment** The site was subject to a scoping option (WD/2022/6507/SO) for approximately 30,000m^2 of employment floorspace. Additionally, jobs may be created in the short term in relation to construction. **Minor positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water, although the site within an area of groundwater flooding concern. Therefore, the proposed development is suitable with groundwater flood risk mitigation for the flood zone identified. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated or provide suitable mitigation on the site. The site currently has no pedestrian access, as there is no footpath along the A22 to connect the site with the Ashdown Business Park of the rest of the Maresfield Settlement. Due the scale of development proposed on the site improvements

	to the existing infrastructure would be required, including the provision of pedestrian connectivity to the Ashdown Business Park to the northwest as well as to the Maresfield settlement to the northeast. **No significant effect: SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green & Blue Infrastructure; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO17 Digital Infrastructure; SO17 Social Deprivation and SO19 Towns and Village Centres** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The has been rejected for allocation due to the need for further consideration of the site in regard to matters relating to highways, including sustainable transport options. It is also understood that PFAS may be present on the site. Further work will need to be undertaken to assess any pollution risk and to identify whether potential mitigation is possible. The site was subject to a scoping opinion (WD/2022/6507/SO) for approximately 30,000m2 of employment floorspace which would make a significant contribution to the district's identified employment floorspace need. The site does not conform with the overall spatial strategy for development within Wealden as it is outside of a sustainable settlement and has no suitable pedestrian access currently. However, further testing would be required to consider whether these can be mitigated.

SHELAA Ref: 980/3210

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 980/3210 Name: Land south of Ashdown Business Park, Michael Way, Maresfield, TN22 2HN
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of equestrian and agricultural land. • The site is 38.95 ha in size and proposed for employment development for 60,000m^2 (net) provided by the applicant. • The site is located to the southwest of Maresfield. • The nearest bus stop is 350m (less than a 7-minute walk) to the north of the site, in the Ashdown Business Park, although there is no pedestrian connectivity currently. The bus stop does offer services to Uckfield High Street (9-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Lewes and Brighton). • There is currently no pedestrian access on to the site from the A272. • The site does not comply with the overall spatial strategy for the district as the site is outside of a sustainable settlement. • There is no train station at Maresfield, the closest being in Uckfield approx. 1.8 miles south of the site. This is accessible via the bus service from the Ashdown Business Park, with an hourly service and journey time of approx. 9 minutes. • 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: 980/3210 Name: Land south of Ashdown Business Park, Michael Way, Maresfield, TN22 2HN
		S	M	L	Overall	Commentary
						• 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					• An area of the site parallel with the south-western boundary, is within Flood Zones 2 and 3, the remainder of the site is in Flood Zone 1. • An area of the site parallel with the south-western boundary, is within Wealden Flood Zones 2, 3a and 3b and North Wealden SFRA future flood zone 3a and 3b. • Risk of Surface water flooding along the land parallel with the south-west boundary, following the Batt's Bridge Stream. • The site is greenfield, and 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					• An area of the site parallel with the south-western boundary, is within Flood Zones 2 and 3, the remainder of the site is in Flood Zone 1. • An area of the site parallel with the south-western boundary, is within Wealden Flood Zones 2, 3a and 3b and North Wealden SFRA future flood zone 3a and 3b. • Risk of Surface water flooding along the land parallel with the south-west boundary, following the Batt's Bridge Stream. • The whole 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. • Only water compatible uses are permitted within Flood Zone 3b in line with government guidance on flood risk and coastal change.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 980/3210 Name: Land south of Ashdown Business Park, Michael Way, Maresfield, TN22 2HN
		S	M	L	Overall	Commentary
						• Residential development would be precluded from those areas of the site within Flood Zones 2 and 3a and 3b. • 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 that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present.
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. • The Batt's Bridge Stream flows northwest to south along the western boundary of the site. • It is also understood that PFAS may be present on the site, therefore, mitigation methods are required to remove it from by the lakers and stream on 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 980/3210 Name: Land south of Ashdown Business Park, Michael Way, Maresfield, TN22 2HN
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• The site is agricultural land although it has not been classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is greenfield. • It is understood that PFAS may be present on the site, therefore, mitigation methods are required to remove it from the soil on the site. • 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 lies within an area of the district considered to be on the fringe of 'darker' areas by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is likely to add significant light pollution to the area although the sites proximity to the existing Ashdown Business Park would means there an existing degree of brightness. • There are no sources of noise pollution affecting the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 980/3210 Name: Land south of Ashdown Business Park, Michael Way, Maresfield, TN22 2HN
		S	M	L	Overall	Commentary
						• 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. • It is understood that PFAS may be present on the site, therefore, mitigation methods are required to remove it from the soil and waterbodies on the site. • The site is within walking distance to the nearby bus stops. These bus stops provide regular services to Uckfield High Street and beyond (Eastbourne, Lewes, Tunbridge Wells). • 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. • Minor negative impacts are expected in the short to mid-term as a result of increases in air pollution from construction. Given the sites proximity to sustainable transport, the impact of this site uncertain at this time, as it is unknown how the PFAS will be removed and whether pedestrian connectivity from the site to the bus stop at the Ashdown Business Park can be provided
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • Mature hedgerows and substantial trees to site boundaries and along embankments of Batt's Bridge Stream, through centre of the site. • These hedgerows and trees contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 980/3210 Name: Land south of Ashdown Business Park, Michael Way, Maresfield, TN22 2HN
		S	M	L	Overall	Commentary
						• 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 the size of the proposed development and the potential to mitigate any impacts on the existing vegetation on the site boundaries and the lakes and stream on the site are unknown, then the impacts would be uncertain on this SA Objective.
SO9	BIODIVERSITY					• There is a LWS to the south-east of the site, Shortbridge Stream Meadow and LWS Piltdown Common is to the south-west of the site beyond ancient woodland. • There are areas of ancient woodland and priority habitat immediately adjacent to the northern, south-western and south-eastern boundaries of the site with further areas to the north. • Although the size of the site means that there is room for suitable mitigation around these protected assets. • The site is wholly within the Western Ouse Streams and Ashdown Forest BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA. • Development would need to carefully consider the priorities and impacts of the development on the priority habitat and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • The trees on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, including the need to provide at least 20% BNG and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 980/3210 Name: Land south of Ashdown Business Park, Michael Way, Maresfield, TN22 2HN
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• The site is not within the High Weald National Landscape. • The site is considered to have moderate to high sensitivity to development within the Landscape Sensitivity Assessment 2023, as development could affect key landscape features such as areas of priority habitat, wooded stream valleys, historic field patterns, rural character with areas of tranquillity, role the landscape provides in preventing coalescence between Maresfield and Uckfield. • The site is well enclosed by trees to the south along the frontage to the A272 and there would likely be limited landscape impact from development, as the site would be a continuation of the existing Business Park to the north, provided the screening along the site boundary is maintained to help reinforce the character and appearance of the local landscape. • Development of the site would impact the local landscape due to its detachment from the settlement. However, the is well enclosed. It is acknowledged that the screening along the site frontage to the A272 would need to be maintained to lessen any negative effects. Therefore, uncertain effects are expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area. • The nearest Listed buildings are the Grade II Batts Farmhouse to the north and Park Wood House and Keeper's to the south-west of the site. There is an Archaeological Notification Areas within the site to the far southern corner, along the northern boundary, running north to south across the western section and also adjacent to the north-eastern boundary. • Given the presences of an archaeological interest areas on the site an archaeological impact assessment will need to be carried out before development takes place, until this assessment has been undertaken then the impacts on this SA Objective are considered to be 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 980/3210 Name: Land south of Ashdown Business Park, Michael Way, Maresfield, TN22 2HN
		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					• The existing access is a field gate onto the A272. • A new vehicular access would be required to accommodate development. • The site currently has no pedestrian access. As a result, there is no pedestrian connectivity with the bus stop at the Ashdown Business Park, which offers regular and frequent services into Uckfield High Street (9-minute journey time), Eastbourne and Lewes. • Therefore, car travel will be relied on for this site and development would increase the vehicle usage in the area, either with private motor vehicles or associated industrial traffic if the site comes forward for employment development. • Further assessment is required to determine the capacity of the existing transport infrastructure and what infrastructure is needed to make the local transport network sufficient to accommodate the scale of development proposed. • Public footpath 67d runs along the south-east boundary of the site. • There are minor negative effects are expected on this SA Objective, due the scale of development proposed on the site. However, improvements to the existing infrastructure could mitigate some of the impact that development of this size would have, including the provision of pedestrian connectivity to the Ashdown Business Park to the north as well as to the Maresfield settlement itself.
SO14	HOUSING					• The site has not been put forward for residential development. Therefore, the site would have no significant effect towards this SO.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 1.8 miles from the site and a 9-minute bus journey. • The Maresfield 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 980/3210 Name: Land south of Ashdown Business Park, Michael Way, Maresfield, TN22 2HN
		S	M	L	Overall	Commentary
						• The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Uckfield (Freedom Leisure Centre) however these are accessible by bus as the Ashdown Business Park has a regular bus service (numerous services 7 times a week). • The Wealden Open Space Study 2022 concludes that there is a deficit in allotments Maresfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is concern for the quality of Maresfield Recreation Ground for cricket and also parking issues for the bowls club. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 980/3210 Name: Land south of Ashdown Business Park, Michael Way, Maresfield, TN22 2HN
		S	M	L	Overall	Commentary
						• 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 site is currently subject to a planning application (WD/2022.3319/MAO) for approximately 60,000m2 of employment floorspace and therefore make a significant contribution to the district's identified employment floorspace need. • Additionally, jobs may be created in the short term in relation to construction, having a minor positive effect. • Due to the scale of potential employment floorspace to be developed on the site, major positive effect in the medium to longer term can be expected 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 Maresfield and Ashdown Business Park. Additionally, the site has access to a frequent bus service to Uckfield High Street with short journey times. • Given that future residents of the site would be in close proximity to Ashdown Business Park, although currently there is no suitable pedestrian connectivity from the site, this would mean the vitality and viability of the services within Maresfield is unknown. • 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 Bonners C of E primary school and nursery, approx. 0.9 miles northeast of the site although not accessible by walking (28-minute walk). Uckfield College is approx. 2.1 miles to the south-east. There is a bus service to the college with a journey time of approx. 9-minutes. • 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: 980/3210	Name: Land south of Ashdown Business Park, Michael Way, Maresfield, TN22 2HN
		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: 980/3210 Name: Land south of Ashdown Business Park, Michael Way, Maresfield, TN22 2HN																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	Maresfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Maresfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside of the proposed development boundary for Maresfield. The site does, therefore, not conform with the overall spatial strategy for development within Wealden as a whole as it is outside of a sustainable settlement and has no suitable pedestrian access currently. The site is currently subject to an ongoing planning application (WD/2022/3319/MAO) for approximately 60,000m2 of employment floorspace. Furthermore, the site forms part of the larger SHELAA site at Land adjacent to the Maresfield Bypass (1110/3210). **Major positive effects: SO18 Economy & Employment** The site is currently subject to a planning application (WD/2022.3319/MAO) for approximately 60,000m2 of employment floorspace. Additionally, jobs may be created in the short term in relation to construction. **Minor positive effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated or provide suitable mitigation on the site. The site currently has no pedestrian access, as there is no footpath along either the A22 or A272 to connect the site with the Ashdown Business Park of the rest of the Maresfield Settlement. Due the scale of development proposed on the site improvements to the existing infrastructure would be required, including the provision of pedestrian connectivity to the Ashdown Business Park to the north as well as to the Maresfield settlement itself.

	No significant effect: SO14 Housing; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO20 Education & Skills The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green & Blue Infrastructure; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO17 Digital Infrastructure; SO17 Social Deprivation and SO19 Towns and Village Centres** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation for development at this time, due to the need for further consideration of the site in regard to matters relating to highways, including sustainable transport options, as well as flood risk given that the site is located adjacent to the western boundary of the Batts Bridge Stream, with parts of the site being within Flood Risk Zone 3 (high risk) for fluvial flooding. It is also understood that PFAS may be present on the site. Further work will need to be undertaken to assess any pollution risk and to identify whether potential mitigation is possible. The site is currently subject to an ongoing planning application (WD/2022/3319/MAO) for approximately 60,000m2 of employment floorspace. The site does not conform with the overall spatial strategy for development within Wealden as it is outside of a sustainable settlement and has no suitable pedestrian access currently. However, further testing would be required to consider whether these can be mitigated.

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1000/3210 Name: Land east of Top Drive, Maresfield Park, Maresfield, TN22 3ER
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a paddock. • The site is 1.59ha in size and proposed for residential development, although the proposed quantum has not been provided by the applicant. • The site is located to the northern periphery of Maresfield. • The nearest bus stop is 550m (less than a 11-minute walk) to the north of the site, on the Straight Half Mile by the junction to Top Drive. There are also several bus stops within close proximity of the site to the south, within a 12-minute walk, offering services to Uckfield High Street (9-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Lewes and Brighton). • There is poor pedestrian access to the bus stops as there are not footpaths along Top Drive. • The site does not comply with the overall spatial strategy for the district as it is outside a sustainable settlement with poor pedestrian access. • There is no train station at Maresfield, the closest being in Uckfield approx. 2.3 miles south of the site. This is accessible via the bus service from Maresfield, with an hourly service and journey time of approx. 9 minutes. • The site is within a 14-minute walk of Maresfield High Street although there are no footpaths along Top Drive. • 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: 1000/3210 Name: Land east of Top Drive, Maresfield Park, Maresfield, TN22 3ER
		S	M	L	Overall	Commentary
						• 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. • The site is greenfield, and 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 no 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 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, although there is a risk of groundwater flooding, but policies within the plan will provide for suitable mitigation for surface water

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1000/3210 Name: Land east of Top Drive, Maresfield Park, Maresfield, TN22 3ER
		S	M	L	Overall	Commentary
						flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as future residents and property would not be at risk, with suitable mitigation.
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 in close proximity. Therefore, potential for water pollution is minimal. • 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 a paddock and therefore 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1000/3210 Name: Land east of Top Drive, Maresfield Park, Maresfield, TN22 3ER
		S	M	L	Overall	Commentary
						• 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 lies within an area of the district considered to be somewhat 'darker' by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is unlikely to add significant light pollution to the area and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting the site. • 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 does not have pedestrian access to the nearby bus stops as there are no footpaths along Top Drive despite the short walking distance. However, these bus stops

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1000/3210 Name: Land east of Top Drive, Maresfield Park, Maresfield, TN22 3ER
		S	M	L	Overall	Commentary
						provide regular services to Uckfield High Street and beyond (Eastbourne, Lewes, Tunbridge Wells). • 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. • Minor negative impacts are expected as a result of increases in air pollution from construction and the lack of pedestrian access to sustainable transport,
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • Deciduous Woodland along adjacent to the northwest and east. The residential dwelling to the east has a grouping of deciduous woodland, which is covered by a TPO (NO 54, 199). These features provide good wildlife corridors and stepping stones to the wider area to the northeast. • These trees and hedgerows contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green 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. • Given the size of the proposed development there is potential to harm on the existing deciduous woodland adjacent to the site boundaries, minor negative effects are expected on this SA Objective.
SO9	BIODIVERSITY					• There are no designated sites within the site however the site lies within the 7km Special Protection Area Zone. • There are no Priority Habitats or irreplaceable habitats within the site, there is deciduous woodland adjacent to the northwest and east of the site. • The site is not within a BOA. • Development would need to carefully consider the priorities and impacts of the development on the priority habitat and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1000/3210 Name: Land east of Top Drive, Maresfield Park, Maresfield, TN22 3ER
		S	M	L	Overall	Commentary
						• The trees and hedgerows on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, including the need to provide at least 20% BNG and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development adjacent to the priority habitat, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site is not within the High Weald National Landscape. • The site is considered to have moderate sensitivity to development within the Landscape Sensitivity Assessment 2023 as it located within the dispersed, low density settlement pattern north of Maresfield, so would not be at odds with the existing settlement pattern. The site itself is well contained in the landscape with good screening to the east. • The site is however well enclosed by boundary vegetation and there would likely be limited landscape impact from development, provided the boundary vegetation is retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the local landscape. • Development of the site would result in an impact on the local landscape as it would involve the loss of a piece of land in prominent elevated rural location. However, it is acknowledged that the site is well enclosed within the landscape and that landscape mitigation is likely possible to lessen any negative effects. Therefore, minor negative effects are expected on this SA Objective without mitigation.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area nor are there any other heritage assets within close proximity to the site. • Given the scale of the development proposed and acknowledging the lack heritage assets within close proximity to the site, the impacts on this SA Objective are considered to be no significant effect.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1000/3210 Name: Land east of Top Drive, Maresfield Park, Maresfield, TN22 3ER
		S	M	L	Overall	Commentary
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					• The site currently does not have a vehicle access onto Top Drive to the west of the site. Therefore, a new vehicle access will be required for the development of the site. • The site is within a 14-minute walk of several bus stops offering regular and frequent services into Uckfield High Street (9-minute journey time), Eastbourne and Lewes. However, there is no footpath along Top Drive. • This provides sustainable modes of transport to services and facilities and will help reduce the need to travel by car, although car travel will likely remain. • The capacity of the existing transport infrastructure is sufficient to accommodate the scale of development proposed. • The site is also within a 5-minute walk of Maresfield High Street, although there are no footpaths along Top Drive and there is no dedicated cycle infrastructure. • Top Drive is a PRoW (No 59) to the west of the site. Any potential options for vehicle access from the site must be on to Top Drive, there is also no footpath along this PRoW. • Given the site lacks pedestrian connectivity to the public transport services and the High Street services and facilities in Maresfield, minor negative effects are expected on this SA Objective, due to the narrowness of Top Drive it is unlikely for the development to provide suitable access onto the site,
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 (Maresfield) 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1000/3210 Name: Land east of Top Drive, Maresfield Park, Maresfield, TN22 3ER
		S	M	L	Overall	Commentary
						• 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. 2.2 miles from the site and a 9-minute bus journey. • The Maresfield 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) however these are accessible by bus as the Maresfield Newsagents has a regular bus service (numerous services 7 times a week). • The Wealden Open Space Study 2022 concludes that there is a deficit in allotments Maresfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is concern for the quality of Maresfield Recreation Ground for cricket and also parking issues for the bowls club. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1000/3210 Name: Land east of Top Drive, Maresfield Park, Maresfield, TN22 3ER
		S	M	L	Overall	Commentary
						• 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 Maresfield and has access to a frequent bus service to the High Street with short journey times. However, there is no pedestrian connectivity with the site. • Given that future residents of the site would have no pedestrian connectivity to the High Street in Maresfield, this will mean there will be a reliance on private motor vehicles. • 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 Bonners C of E primary school and nursery, approx. 0.9 miles south of the site and accessible on foot (18-minute walk). Uckfield College is approx. 2.1

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1000/3210 Name: Land east of Top Drive, Maresfield Park, Maresfield, TN22 3ER
		S	M	L	Overall	Commentary
						miles to the south-east. There is a bus service to the college with a journey time of approx. 9-minutes. • 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: 1000/3210 Name: Land east of Top Drive, Maresfield Park, Maresfield, TN22 3ER																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	Maresfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Maresfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside the proposed development boundary for Maresfield. The site does, therefore, not conform with the overall spatial strategy for development within Wealden as a whole as it is outside of a sustainable settlement and no pedestrian access to public transport and the services and facilities in Maresfield. **Major positive effects:** None **Minor positive effects: SO3 Flood Risk and SO14 Housing** The site is in Flood Zone 1 and there is not risk of surface water, although the site within an area of groundwater flooding concern. Therefore, the proposed development is suitable with groundwater flood risk mitigation for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and whilst development will not be able to provide at least 10% BNG it is not possible to be accommodated on site or mitigate the harm likely to be caused to the deciduous woodland.

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

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1110/3210 Name: Land adjacent to Maresfield Bypass, Maresfield, TN22 2DU
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of residential dwellings, agricultural, lakes, polo ground and woodland. • The site is 90.45 ha in size and proposed for residential and/or employment development although the proposed quantum has not been provided by the applicant. • The site is located to the southwest of Maresfield. • The nearest bus stop is 350m (less than a 7-minute walk) to the north of the site, in the Ashdown Business Park, although there is no pedestrian connectivity currently. The bus stop does offer services to Uckfield High Street (9-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Lewes and Brighton). • The existing pedestrian access to the site is via PRoW footpath 66c onto the A22, however, this is a recreational rural footpath – there is no safe pedestrian access along the A22, or the A272 until the road is alongside the Ashdown Business Park, and no access to cycle infrastructure. • The site does not comply with the overall spatial strategy for the district as the site is outside of a sustainable settlement. • There is no train station at Maresfield, the closest being in Uckfield approx. 1.8 miles south of the site. This is accessible via the bus service from the Ashdown Business Park, with an hourly service and journey time of approx. 9 minutes. • 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: 1110/3210 Name: Land adjacent to Maresfield Bypass, Maresfield, TN22 2DU
		S	M	L	Overall	Commentary
						• 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					• Part of the site is in Flood Zones 2 and 3 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • Floodzone 3b runs along entire southern boundary of the site, from A272 to A22. This flood zone has a depth of approximately 170m at its widest point, where the southern boundary and Shortbridge stream intersect. Floodzone 3a incorporates this southern strip of land, as well as the north south area where Shortbridge Stream runs in the north east corner of the site. Floodzone 2 covers an aera of the same extent. • There is a risk of surface water flooding along southern boundary, covering the majority of south east corner of site, with some north/south surface water flood risk along Shortbridge Stream. Three other tranches of this flood risk are evident on other parts of the site, parallel to stream. • The site is greenfield, and 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					• Part of the site is in Flood Zones 2 and 3 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • Floodzone 3b runs along entire southern boundary of the site, from A272 to A22. This flood zone has a depth of approximately 170m at its widest point, where the southern boundary and Shortbridge stream intersect. Floodzone 3a incorporates this southern

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1110/3210 Name: Land adjacent to Maresfield Bypass, Maresfield, TN22 2DU
		S	M	L	Overall	Commentary
						strip of land, as well as the north south area where Shortbridge Stream runs in the north east corner of the site. Floodzone 2 covers an aera of the same extent. • There is a risk of surface water flooding along southern boundary, covering the majority of south east corner of site, with some north/south surface water flood risk along Shortbridge Stream. Three other tranches of this flood risk are evident on other parts of the site, parallel to stream. • The whole 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. • Only water compatible uses are permitted within Flood Zone 3b in line with government guidance on flood risk and coastal change. • Residential development would be precluded from those areas of the site within Flood Zones 2 and 3a and 3b. • 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 that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present.
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. • The Shortbridge Stream flows northeast to southwest through the south of the site. • It is also understood that PFAS may be present on the site, therefore, mitigation methods are required to remove it from by the lakers and stream on the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1110/3210 Name: Land adjacent to Maresfield Bypass, Maresfield, TN22 2DU
		S	M	L	Overall	Commentary
						• 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 although it has not been classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is greenfield. • It is understood that PFAS may be present on the site, therefore, mitigation methods are required to remove it from the soil on the site. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1110/3210 Name: Land adjacent to Maresfield Bypass, Maresfield, TN22 2DU
		S	M	L	Overall	Commentary
						• 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 lies within an area of the district considered to be on the fringe of 'darker' areas by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is likely to add significant light pollution to the area although the sites proximity to the existing Ashdown Business Park would mean there is an existing degree of brightness. • There are no sources of noise pollution affecting the site. • 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. • It is understood that PFAS may be present on the site, therefore, mitigation methods are required to remove it from the soil and waterbodies on the site. • The site is within walking distance to the nearby bus stops. These bus stops provide regular services to Uckfield High Street and beyond (Eastbourne, Lewes, Tunbridge Wells). • 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. • Minor negative impacts are expected in the short to mid-term as a result of increases in air pollution from construction. Given the sites proximity to sustainable transport, the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1110/3210 Name: Land adjacent to Maresfield Bypass, Maresfield, TN22 2DU
		S	M	L	Overall	Commentary
						impact of this site uncertain at this time, as it is unknown how the PFAS will be removed and whether pedestrian connectivity from the site to the bus stop at the Ashdown Business Park can be provided
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • There are mature hedgerows and substantial trees to site boundaries and along embankments of Shortbridge Stream, through the centre of the site. • These hedgerows and trees contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green 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. • Given the size of the proposed development and the potential to mitigate any impacts on the existing vegetation on the site boundaries and the lakes and stream on the site are unknown, then the impacts would be uncertain on this SA Objective.
SO9	BIODIVERSITY					• The site lies within the 7km Special Protection Area Zone. Additionally, Shortbridge Stream Meadow, a 1.8ha of land to south eastern section of site, is designated as a LWS consisting of marshy grassland, tall herb and swamp type vegetation surrounding Shortbridge Stream. • On the site itself, there is a large area of Ancient Woodland on the central part of site that fronts A22 to the north (Furnacebank Wood). There are also pockets of ASNW to south east section of the site (Grove Wood and Blackdown Wood). • Adjacent to the site, Park Wood to south west is designated Ancient Woodland, as is small parcel of land (Calves Shaw) to north west, between the site and Ashdown Business Park. • There are various pockets of priority habitat to eastern and south eastern sections of site. Ancient Woodland of Calves Shaw, bordering and adjacent to part of north west of site, also designated priority habitat.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1110/3210 Name: Land adjacent to Maresfield Bypass, Maresfield, TN22 2DU
		S	M	L	Overall	Commentary
						• Although it is noted that the size of the site means that there is room for suitable mitigation around these protected assets. • The site is wholly within the Western Ouse Streams and Ashdown Forest BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA. • Development would need to carefully consider the priorities and impacts of the development on the priority habitat and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • The trees on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, including the need to provide at least 20% BNG and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site is not within the High Weald National Landscape. • The site is considered to have moderate to high sensitivity to development within the Landscape Sensitivity Assessment 2023, as development could affect key landscape features such as areas of priority habitat, wooded stream valleys, historic field patterns, rural character with areas of tranquillity, role the landscape provides in preventing coalescence between Maresfield and Uckfield. • The site is well enclosed by trees to the south along the frontage to the A22 and A272 and there would likely be limited landscape impact from development, as the site would be a continuation of the existing Business Park to the north, provided the screening along the site boundary is maintained to help reinforce the character and appearance of the local landscape. • Development of the site would impact the local landscape due to its detachment from the settlement. However, the is well enclosed. It is acknowledged that the screening along

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1110/3210 Name: Land adjacent to Maresfield Bypass, Maresfield, TN22 2DU
		S	M	L	Overall	Commentary
						the site frontage to the A22 and A272 would need to be maintained to lessen any negative effects. Therefore, uncertain effects are expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area. • Parts of site (Powdermill/Grove Wood to south; Funancebank Wood to north; areas around Batts Bridge Streat and Calves Shaw to west and north west) fall within Archaeological Notification area. • Given the presences of an archaeological interest areas on the site an archaeological impact assessment will need to be carried out before development takes place, until this assessment has been undertaken then the impacts on this SA Objective are considered to be 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 site accesses onto the A22 to the north, these currently serve the existing residential dwelling (Powdermill) and the polo facility on the central section of the site. However, there is currently no access to the western and eastern parts of the site. • The site currently has no pedestrian access. As a result, there is no pedestrian connectivity with the bus stop at the Ashdown Business Park, which offers regular and frequent services into Uckfield High Street (9-minute journey time), Eastbourne and Lewes. • Therefore, car travel will be relied on for this site and development would increase the vehicle usage in the area, either with private motor vehicles or associated industrial traffic if the site comes forward for employment development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1110/3210 Name: Land adjacent to Maresfield Bypass, Maresfield, TN22 2DU
		S	M	L	Overall	Commentary
						• Further assessment is required to determine the capacity of the existing transport infrastructure and what infrastructure is needed to make the local transport network sufficient to accommodate the scale of development proposed. • Public footpath 66c runs through centre of site running north-south between A22 and Park Wood, with two access points form A22 (footpath 66c and 67 c/d). • There are minor negative effects are expected on this SA Objective, due the scale of development proposed on the site. However, improvements to the existing infrastructure could mitigate some of the impact that development of this size would have, including the provision of pedestrian connectivity to the Ashdown Business Park to the north as well as to the Maresfield settlement itself.
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 (Maresfield) 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 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. 1.8 miles from the site and a 9-minute bus journey. • The Maresfield 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) however these are accessible by bus as the Ashdown Business Park has a regular bus service (numerous services 7 times a week).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1110/3210 Name: Land adjacent to Maresfield Bypass, Maresfield, TN22 2DU
		S	M	L	Overall	Commentary
						• The Wealden Open Space Study 2022 concludes that there is a deficit in allotments Maresfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is concern for the quality of Maresfield Recreation Ground for cricket and also parking issues for the bowls club. • 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 either housing or employment floorspace. The site has the potential for 90,000m^2 (net) employment floorspace, therefore make a significant contribution to the district's identified employment floorspace need.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1110/3210 Name: Land adjacent to Maresfield Bypass, Maresfield, TN22 2DU
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						• The western and southwestern part of the site is currently subject to a planning application (WD/2022.3319/MAO) for approximately 60,000m^2 of employment floorspace. • Additionally, jobs may be created in the short term in relation to construction, having a minor positive effect. • Due to the scale of potential employment floorspace to be developed on the site, major positive effect in the medium to longer term can be expected 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 Maresfield and Ashdown Business Park. Additionally, the site has access to a frequent bus service to Uckfield High Street with short journey times. • Given that future residents of the site would be in close proximity to Ashdown Business Park, although currently there is no suitable pedestrian connectivity from the site, this would mean the vitality and viability of the services within Maresfield is unknown. • 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 Bonners C of E primary school and nursery, approx. 0.9 miles northeast of the site although not accessible by walking (28-minute walk). Uckfield College is approx. 2.1 miles to the south-east. There is a bus service to the college with a journey time of approx. 9-minutes. • 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: 1110/3210 Name: Land adjacent to the Maresfield Bypass, Maresfield, TN22 2DU																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	Maresfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the periphery of Maresfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside of the proposed development boundary for Maresfield. The site does therefore not conform with the overall spatial strategy for development within Wealden as a whole as it is outside of a sustainable settlement and has no suitable pedestrian access currently. The western and southwestern part of the site is currently subject to an ongoing planning application (WD/2022/3319/MAO) for approximately 60,000m2 of employment floorspace. **Major positive effects: SO18 Economy & Employment** The site has the potential for 90,000m2 (net) employment floorspace and therefore make a significant contribution to the district's identified employment floorspace need. Whilst the western and southwestern part of the site is currently subject to a planning application (WD/2022.3319/MAO) for approximately 60,000m2 of employment floorspace. Additionally, jobs may be created in the short term in relation to construction. **Minor positive effects: SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is unknown and details are lacking as to any affordable housing provision etc. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact.

	Half the site is covered by priority habitat deciduous woodland and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated or provide suitable mitigation on the site. The site currently has no pedestrian access, as there is no footpath along either the A22 or A272 to connect the site with the Ashdown Business Park of the rest of the Maresfield Settlement. Due the scale of development proposed on the site improvements to the existing infrastructure would be required, including the provision of pedestrian connectivity to the Ashdown Business Park to the north as well as to the Maresfield settlement itself. **No significant effect: SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green & Blue Infrastructure; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO17 Digital Infrastructure; SO17 Social Deprivation and SO19 Towns and Village Centres** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation for development at this time, due to the need for further consideration of the site for matters relating to highways, including sustainable transport options, as well as flood risk given that the site is located adjacent to the western boundary of the Batts Bridge Stream, with parts of the site being within Flood Risk Zone 3 (high risk) for fluvial flooding. It is also understood that PFAS may be present on the site. Further work will need to be undertaken to assess any pollution risk and to identify whether potential mitigation is possible. The western and southwestern part of the site is currently subject to an ongoing planning application (WD/2022/3319/MAO) for approximately 60,000m2 of employment floorspace. The site does not conform with the overall spatial strategy for development within Wealden as it is outside of a sustainable settlement and has no suitable pedestrian access currently. However, further testing would be required to consider whether these can be mitigated.

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1111/3210 Name: Land at Mill House Farm, Maresfield Bypass Maresfield, TN22 5EP
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of agricultural. • The site is 2.55 ha in size and proposed for employment development, although the quantum has not been provided by the developer. • The site is located to the southeast of Maresfield. • The nearest bus stop is 450m (less than an 8-minute walk) to the northeast of the site, on the opposite side of the Budletts roundabout, although there is no pedestrian connectivity across the roundabout or the A26. There are also several bus stops along Maresfield High Street, offering services to Uckfield High Street (9-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Lewes and Brighton). • The there is currently no pedestrian access onto the site. • The site does not comply with the overall spatial strategy for the district as the Shortbridge Stream isolates the site from Maresfield, a sustainable settlement and has no to access public transport or the services located on the Maresfield High Street. • There is no train station at Maresfield, the closest being in Uckfield approx. 1.8 miles south of the site. This is accessible via the bus service from Maresfield, with an hourly service and journey time of approx. 9 minutes. • 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: 1111/3210 Name: Land at Mill House Farm, Maresfield Bypass Maresfield, TN22 5EP
		S	M	L	Overall	Commentary
						• 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					• Flood Zones 2 & 3 encroach into the northwest edge of the site, following Shortbridge Stream as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • Risk of surface water flooding largely on same trajectory. • The site is greenfield, and 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					• Flood Zones 2 & 3 encroach into the northwest edge of the site, following Shortbridge Stream as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • Risk of surface water flooding largely on same trajectory. • These areas are focused to the north of the site. It is likely given the size of the proposed development that suitable mitigation for surface water flood risk could be implemented. • The whole 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. • Only water compatible uses are permitted within Flood Zone 3b in line with government guidance on flood risk and coastal change. • Residential development would be precluded from those areas of the site within Flood Zones 2 and 3a and 3b.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1111/3210 Name: Land at Mill House Farm, Maresfield Bypass Maresfield, TN22 5EP
		S	M	L	Overall	Commentary
						• 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 that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible, however there is a lack of detail as to mitigation measures at present.
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. • The Shortbridge Stream flows northeast to southwest near the northern boundary of 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 although it has not been 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: 1111/3210 Name: Land at Mill House Farm, Maresfield Bypass Maresfield, TN22 5EP
		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 lies within an area of the district considered to be on the fringe of 'darker' areas by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is unlikely to add significant light pollution to the area and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting the site. • 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 employment floorspace 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: 1111/3210 Name: Land at Mill House Farm, Maresfield Bypass Maresfield, TN22 5EP
		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 is within walking distance to the nearby bus stops. These bus stops provide regular services to Uckfield High Street and beyond (Eastbourne, Lewes, Tunbridge Wells). • 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. • Minor negative impacts are expected in the short to mid-term as a result of increases in air pollution from construction. Given the lack pedestrian access and sustainable transport, minor negative effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is proposing any green infrastructure. However, the details have not be provided by the applicant. • Mature hedgerows and substantial trees to site boundaries and along embankments of Shortbridge Stream, and across the northern, western and eastern boundaries. • These hedgerows and trees contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green 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. • Given the size of the proposed development and the potential for the provision of green infrastructure, despite the details for which are unknown at the is time, then uncertain effects are expected on this SA Objective.
SO9	BIODIVERSITY					• There are no designated sites within the site however the site lies within the 7km Special Protection Area Zone. • The site lies directly adjacent to deciduous woodland (on the north western edge).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1111/3210 Name: Land at Mill House Farm, Maresfield Bypass Maresfield, TN22 5EP
		S	M	L	Overall	Commentary
						• Although the size of the site means that there is room for suitable mitigation around these protected assets. • The site is wholly within the Western Ouse Streams and Ashdown Forest BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA. • Development would need to carefully consider the priorities and impacts of the development on the priority habitat and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • The trees on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, including the need to provide at least 20% BNG and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site is not within the High Weald National Landscape. • The site is considered to have low to moderate sensitivity to development within the Landscape Sensitivity Assessment 2023 due as the site is directly adjacent to medium and larger scale commercial development, and the intersection of the A26/A22, which has significant influence on the rurality and tranquillity of the sites. This site however, is relatively open, with clear intervisibility to existing larger scale commercial development and major roadways, indicating higher sensitivity than other sites in the vicinity. • The characteristics therefore result in a higher landscape sensitivity for commercial/industrial development types. • The site is well enclosed by trees to the south along the frontage to the A22 and there would likely be limited landscape impact from development, as the site would be a continuation of the new development to the north, provided the screening along the A22 is maintained to help reinforce the character and appearance of the local landscape.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1111/3210 Name: Land at Mill House Farm, Maresfield Bypass Maresfield, TN22 5EP
		S	M	L	Overall	Commentary
						• Development of the site would result in impact on the local landscape due to its detachment from the settlement. It is acknowledged that although the site is considered low to moderate sensitivity for residential development, the openness of the site makes increases its sensitivity to commercial/industrial development. Therefore, minor negative effects can be expected against this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a Conservation Area. • Furnacebank Wood to the west of the site is a designated Archaeological Notification Area. There are no listed buildings in close proximity. • Given the scale of the development proposed. The impacts on this SA Objective are considered to be no significant.
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					• The existing site access is a field gate from car park in the services to the south of the site. Therefore, a new access would be required to accommodate development on the site. • There is no pedestrian connectivity between the site and bus stop to the east, which offers regular and frequent services into Uckfield High Street (9-minute journey time), Eastbourne and Lewes. • This will increase the need to travel by car. • The capacity of the existing transport infrastructure is sufficient to accommodate the scale of development proposed. • The site has no pedestrian connectivity with services on Maresfield High Street and there is no dedicated cycle infrastructure. • The PRoW footpath No. 80 runs past the south east corner of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1111/3210 Name: Land at Mill House Farm, Maresfield Bypass Maresfield, TN22 5EP
		S	M	L	Overall	Commentary
						• Given the site has no pedestrian connectivity to the public transport or the High Street services and facilities in Maresfield, minor negative effects are expected on this SA Objective, due site having no access to sustainable transport options.
SO14	HOUSING					• The site has not been put forward for residential development. Therefore, the site would have no significant effect towards this SO.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 1.6 miles from the site and a 9-minute bus journey. • The Maresfield 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) however these are accessible by bus as the Maresfield Newsagents has a regular bus service (numerous services 7 times a week). • The Wealden Open Space Study 2022 concludes that there is a deficit in allotments Maresfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is concern for the quality of Maresfield Recreation Ground for cricket and also parking issues for the bowls club. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1111/3210 Name: Land at Mill House Farm, Maresfield Bypass Maresfield, TN22 5EP
		S	M	L	Overall	Commentary
						• 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 is not providing any residential development. • Due to there being no proposed provision of affordable housing, the impact on this SA Objective is considered to not be significant at this stage.
SO18	ECONOMY & EMPLOYMENT					• The site has been proposed for employment floorspace and therefore development would contribute towards the district's identified employment floorspace need, although the quantum of floorspace has not be provided by the applicant. • Additionally, jobs may be created in the short term in relation to construction, having a minor positive effect. • Due to the of potential employment floorspace to be developed on the site, minor positive effect in the medium to longer term can be expected 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 detached from Maresfield by the Short Bridge Stream and there is no pedestrian connectivity to the site or access to public trainsport. • Minor negative 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 Bonners C of E primary school and nursery, approx. 0.9 miles south of the site and accessible on foot (5-minute walk). Uckfield College is approx. 2.1 miles to the south-east. There is a bus service to the college with a journey time of approx. 9-minutes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1111/3210 Name: Land at Mill House Farm, Maresfield Bypass Maresfield, TN22 5EP
		S	M	L	Overall	Commentary
						• 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: 1111/3210 Name: Land at Mill House Farm, Maresfield Bypass, Maresfield, TN22 5EP																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	Maresfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site detached from Maresfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site is outside of proposed development boundary for Maresfield, isolated by the Short Bridge Stream. The site does not, therefore, conform with the overall spatial strategy for development Wealden as a whole as it is detached from a sustainable settlement and has no pedestrian access or public transport. **Major positive effects: None** **Minor positive effects: SO18 Economy & Employment** The site has been proposed for employment floorspace and therefore development would contribute towards the district's identified employment floorspace need, although the quantum of floorspace has not be provided by the applicant. The is within close proximity of several bus stops on Batts Bridge Road and these are accessible via existing footpaths. The bus service is frequent and journey time to Uckfield High Street is approx. 9 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 9 mins and an hourly service. The site is also within walking distance (10-minutes) of Maresfield High Street via good footpaths along the Batts Bridge Road. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The site's location close to good public transport and a short walk to Maresfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity to the High Street in Maresfield, this will help support the vitality and viability of the services within Maresfield. However, the site does not currently have vehicle access, although the residential development adjacent to the northeast provides an opportunity to connect to this site. **Major negative effects:** None

	Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO9 Biodiversity; SO10 Landscape & Townscape; SO13 Travel & Accessibility and SO19 Town & Village Centres All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Due to the lack of sustainable access options development of the site would increase air pollution. The site is isolated from any settlement and although the site is considered low to moderate sensitivity for residential development, the openness of the site makes increases its sensitivity to commercial/industrial development. The entire site is within the Western Ouse Streams and Ashdown Forest BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the priority habitat and ancient woodland, whilst development will be able to provide at least 20% BNG it is possible to be accommodated or provide suitable mitigation on the site. The site currently has no pedestrian access or connectivity with either public transport or the services on Maresfield High Street. Development of this site would increase the reliance of cars in the area. **No significant effect: SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment and SO20 Education & Skills** The scale and type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain: SO2 Climate Change Adaptation; SO3 Flood Risk; SO4 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO11 Historic & Cultural Heritage; Digital Infrastructure and SO17 Social Deprivation** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation of development, due to the site being isolated from any sustainable settlement, particularly with the Shortbridge Stream detaching the site from Maresfield. Additionally, the site has no pedestrian connectivity with Maresfield or sustainable transport options, as the site has currently has not pedestrian access. As the site has no access to the sustainable transport, development of the site would likely have a negative impact upon pollution and increase the reliance of cars in the area. Furthermore, the site does not conform with the overall spatial strategy for Wealden as it is detached from proposed development boundary for Maresfield by the Shortbridge Stream.

SHELAA Ref: 551/3210

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 551/3210 Name: Field between Straight Half Mile and Nursery Lane, Maresfield, TN22 3DN
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural land and a paddock. • The site is 2.84ha in size and proposed for residential development of 25 (net) dwellings by the applicant. • The site is located to the north east periphery of Maresfield. The southern half of the site is within the proposed development boundary. • The nearest bus stop is 650m (less than a 5-minute walk) to the south of the site, on the Straight Half Mile by the Maresfield Newsagents. There are several bus stops within close proximity of the site on the Straight Half Mile, offering services to Uckfield High Street (9-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Lewes and Brighton). • There is good pedestrian access to the bus stops via footpaths along the Straight Half Mile. • The site complies with the overall spatial strategy for the district as it is within a sustainable settlement with good access to sustainable modes of transport. • There is no train station at Maresfield, the closest being in Uckfield approx. 2.3 miles south of the site. This is accessible via the bus service from Maresfield, with an hourly service and journey time of approx. 9 minutes. • The site is within a 7-minute walk of Maresfield High Street via existing footpaths along the Straight Half Mile. • 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: 551/3210 Name: Field between Straight Half Mile and Nursery Lane, Maresfield, TN22 3DN
		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. • There is no risk of surface water flooding. • The site is greenfield and 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 no 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 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 551/3210 Name: Field between Straight Half Mile and Nursery Lane, Maresfield, TN22 3DN
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial, or surface, although there is a risk of 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 positive over all timeframes as future residents and property would not be at risk, 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 or in close proximity. Therefore, potential for water pollution is minimal. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 551/3210 Name: Field between Straight Half Mile and Nursery Lane, Maresfield, TN22 3DN
		S	M	L	Overall	Commentary
						• 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 lies within an area of the district considered to be somewhat 'darker' by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is unlikely to add significant light pollution to the area and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting the site. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 551/3210 Name: Field between Straight Half Mile and Nursery Lane, Maresfield, TN22 3DN
		S	M	L	Overall	Commentary
						• The site is within short walking distance of several bus stops offering regular services to Uckfield High Street and beyond (Eastbourne, Lewes, Tunbridge Wells) and these are accessible via existing footpaths along the Straight Half Mile. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution. • 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. • term as a result of increases in air pollution from construction. Given the sites proximity and pedestrian access to sustainable transport, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • Woodland to the east, although there is a road and a residential dwelling in between. Small pockets of woodland to the west, within the more built up area of the village The residential dwelling opposite to the east has a pond in rear garden. These features provide good wildlife corridors and stepping stones to the wider area to the south. • These trees and hedgerows contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green 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. • Given the size of the proposed development and the potential to mitigate any impacts on the existing vegetation on the site boundaries, no significant effects are expected on this SA Objective.
SO9	BIODIVERSITY					• There are no designated sites within the site however the site lies within the 7km Special Protection Area Zone. • There are no Priority Habitats or irreplaceable habitats within the site, there is deciduous woodland to the southeast of the site on the opposite side of Nursery Lane. However, development of the scale proposed is unlikely to impact the woodland.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 551/3210 Name: Field between Straight Half Mile and Nursery Lane, Maresfield, TN22 3DN
		S	M	L	Overall	Commentary
						• The site is wholly within the Western Ouse Streams and Ashdown Forest BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA. • Development would need to carefully consider the priorities and objectives of the BOA and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • The trees and hedgerows on the site boundaries contribute to the biodiversity of the site and provide connectivity to the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries as they are likely to have biodiversity value. • Other policies within the Local Plan will address matters of the retention, protection and creation biodiversity, including the need to provide at least 20% BNG and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site is not within the High Weald National Landscape. • The site is considered to have moderate to high sensitivity to development within the Landscape Sensitivity Assessment 2023 due long ranging views to the east at the highest parts of the site. • The site is however well enclosed by boundary vegetation and there would likely be limited landscape impact from development, provided the boundary vegetation is retained and protected and additional structural planting would be needed to help reinforce the character and appearance of the local landscape. • Development of the site would result in an impact on the local landscape as it would involve the loss of a piece of land in prominent elevated rural location. However, it is acknowledged that the site is well enclosed within the landscape and that landscape mitigation is likely possible to lessen any negative effects. Therefore, minor negative effects are expected on this SA Objective without mitigation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 551/3210 Name: Field between Straight Half Mile and Nursery Lane, Maresfield, TN22 3DN
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area nor are there any other heritage assets within close proximity to the site. • Given the scale of the development proposed and acknowledging the lack heritage assets within close proximity to the site, the impacts on this SA Objective are considered to be no significant effect.
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					• The site currently does not have a vehicle access onto either the Straight Half Maile to the west of the site, or onto Nursery Lane to the east. Therefore, a new vehicle access will be required for the development of the site. • The site is within a 5-minute walk of several bus stops offering regular and frequent services into Uckfield High Street (9-minute journey time), Eastbourne and Lewes. • This provides sustainable modes of transport to services and facilities and will help reduce the need to travel by car, although car travel will likely remain. • The capacity of the existing transport infrastructure is sufficient to accommodate the scale of development proposed. • The site is also within a 5-minute walk of Maresfield High Street via existing footpaths along the A265. There is no dedicated cycle infrastructure, however. • The site will have no impact on any PRoW. • Given the sites proximity to good public transport services and the short walking distance to the High Street services and facilities in Maresfield, minor positive effects are expected on this SA Objective, due to the need to provide suitable access onto the site, which will need a transport assessment to determine the impact of a new access onto the Straight Half Mile.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 551/3210 Name: Field between Straight Half Mile and Nursery Lane, Maresfield, TN22 3DN
		S	M	L	Overall	Commentary
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 (Maresfield) 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. 2.2 miles from the site and a 9-minute bus journey. • The Maresfield 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) however these are accessible by bus as the Maresfield Newsagents has a regular bus service (numerous services 7 times a week). • The Wealden Open Space Study 2022 concludes that there is a deficit in allotments Maresfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is concern for the quality of Maresfield Recreation Ground for cricket and also parking issues for the bowls club. • 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: 551/3210 Name: Field between Straight Half Mile and Nursery Lane, Maresfield, TN22 3DN
		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 Maresfield and has access to a frequent bus service to the High Street with short journey times. The site is also within a short walking distance of the High Street services and facilities. • Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Maresfield, this will help support the vitality and viability of the services within Maresfield.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 551/3210 Name: Field between Straight Half Mile and Nursery Lane, Maresfield, TN22 3DN
		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 Bonners C of E primary school and nursery, approx. 700 metres south of the site and accessible on foot (11-minute walk). Uckfield College is approx. 1.9 miles to the south-east. There is a bus service to the college with a journey time of approx. 9-minutes. • 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: 551/3210 Name: Field between Straight Half Mile and Nursery Lane, Maresfield, TN22 3DN																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

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

	• Infrastructure
Cumulative Effects	Maresfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Maresfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies partly within the proposed development boundary. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Maresfield. The site is currently subject to an ongoing full planning application for 23 (net) dwellings under planning reference WD/2022/1181/MAJ. **Major positive effects:** None **Minor positive effects: SO3 Flood Risk; SO14 Housing; SO7 Pollution; SO13 Travel & Accessibility and SO19 Town & Village Centre** The site is in Flood Zone 1 and there is not risk of surface water, although the site within an area of groundwater flooding concern. Therefore, the proposed development is suitable with groundwater flood risk mitigation for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. The is within close proximity of several bus stops on the Straight Half Mile and these are accessible via existing footpaths. The bus service is frequent and journey time to Uckfield High Street is approx. 9 mins. The train station at Uckfield is also accessible by bus with a journey time of approx. 9 mins and an hourly service. The site is also within walking distance (5-minutes) of Maresfield High Street via good footpaths along the Straight Half Mile. The scale of development and its location, together with mitigation, will ensure light pollution is avoided. The sites location close to good public transport and a short walk to Heathfield High Street will help reduce air pollution by reducing car use from the site.

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