Appendix A11v Parish: Mayfield and Five Ashes

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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 606/3140 Name: Land at Erleigh, West Street, Mayfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a residential amenity land and a paddock. • The proposed number of dwellings has not been provided by the landowner, but the site is 2.57 ha in size. • The site is located on the eastern periphery of Heathfield within the proposed development boundary. • The nearest bus stop is 350m (less than a 10-minute walk) to the north-east of the site, on the High Street by the Mayfield Post Office. There are several bus stops within close proximity of the site along the High Street, offering services to Heathfield High Street (14-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Horam and Polegate). • There is good pedestrian access to the bus stops via footpaths along the High Street. • 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 Mayfield, the closest being in Crowborough approx. 5 miles north-west of the site. This is accessible via the bus service from Mayfield. • The site is within a 5-minute walk of Crowborough High Street via existing footpaths along west 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. • 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.

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						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The south-eastern corner of the site is at 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. • The south-eastern corner of the site is at risk of surface water flooding. • The entire 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 it is within an area groundwater flooding concern, and that policies within the plan will provide for suitable mitigation for

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						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.
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 partly agricultural land but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is greenfield. • There are no known issues with contamination of land. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

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						• 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 'brighter' 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 is within short walking distance of several bus stops offering regular services to Heathfield High Street and beyond (Eastbourne, Polegate, Tunbridge Wells) and these

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						are accessible via existing footpaths along the Mayfield High Street. 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, no significant 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 northern boundary along the A265 consists of a hedgerow, and trees (some mature) line the east and southwest boundary of the site. 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 Cranesden Gill Complex Local Wildlife Site lies to the south-east. However, development of the scale proposed is unlikely to impact the Local Wildlife Site. • There are Priority Habitats in the form of a traditional orchard in the south-western corner of the site, The woodland to the south comprises ancient woodland and Priority Habitat Deciduous woodland. However, development of the scale proposed is unlikely to impact the woodland.

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						• The site far south-eastern corner of the site is within the Rother, Brede and Tillingham Woods Biodiversity Opportunity Area. 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 and Priority Habitats, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies wholly within the High Weald National Landscape. • The site was not individually assessed within the 2023 Landscape Sensitivity Assessment. However, the site lies within the Wider LCA 5B assessment unit, which is said to be of high sensitivity to development within the Landscape Sensitivity Assessment 2023 due to its location within a prominent position wholly within the High Weald National Landscape. • The site lies is in a highly elevated position at the southern slope of the village, where there are long panoramic views across the wider landscape. • Development would however result in the loss of land within the High Weald National Landscape. • Development of the site would result in an impact on the High Weald National Landscape as it would involve the loss of a piece of land within the designated landscape. The existing built form in the village runs west - east along the ridge just below the High Street. Development here would puncture that, allowing development to project

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						southwards below the ridge from Mayfield. Therefore, major negative effects are expected on this SA Objective without mitigation.
SO11	HISTORIC & CULTURAL HERITAGE					• The north-wester corner of the site is within the Mayfield conservation area, which contains numerous listed buildings, the closest of these if the Grade II West Wood St Dunstan to the west and Little Shirley Pilgrims Way to the north-east. • Additionally, the Mayfield Historic Core area of archaeological interest abuts the site to the north. • Development of the site could impact on the Mayfield Conservation Area, however it is likely that suitable mitigation through careful design and layout can be achieved. • Given the scale of the development proposed and acknowledging the lack of a detailed scheme at this time, 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 site has an existing vehicle access onto West Street to the north of the site, however this would need to be widened for further intensification of the site. • The site is within a 10-minute walk bus stops on the High Street by the Mayfield Post Office. There are several bus stops within close proximity of the site further along the High Street, offering services to Heathfield High Street (14-minutes), Uckfield (14-minutes journey time) and Lewes (14-minutes journey time). Tunbridge Wells can alo be reached by bus in approx.. 25-mins. • There is good pedestrian access to the bus stops via footpaths along the 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.

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						• 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 MayfieldHigh Street via existing footpaths along West Street. • Given the sites proximity to good public transport services and the short walking distance to the High Street services and facilities in Mayfield, minor positive effects are expected on this SA Objective.
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 (Mayfield) 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 are at Woodhill Surgery in the Station Road, approx. 400 metres from the site and a 10-minute walk. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Mayfield. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal. • The Wealden Open Space Study 2022 concludes that there is a deficit in parks and gardens, amenity greenspace and play provision within Mayfield and Five Ashes Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space.

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						• The site is not proposing improvements to sport and recreation provision or to health service provision. • Given there is no proposed scale of development currently for the site, 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 Mayfield, the site is within a short walking distance of the High Street services and facilities.

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						• Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Mayfield, this will help support the vitality and viability of the services within Mayfield. • 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 Mayfield primary, approx. 500 metres northeast of the site and accessible on foot (8-minute walk). Heathfield Community College is approx. 3.6 miles to the south. There is a bus service to the college with a journey time of approx. 14-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.

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

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

	• Infrastructure
Cumulative Effects	Mayfield is classed as a sustainable settlement in the Settlement Hierarchy. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the to the South of the Mayfield High Street, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies outside the proposed development boundary for Mayfield. The site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is outside of the development boundary for a sustainable settlement and has good access to public transport and the services and facilities in Mayfield. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk, SO14 Housing; SO7 Pollution and SO19 Town & Village Centre** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is unknown and details are lacking as to any affordable housing provision etc. The is within close proximity of several bus stops on the Mayfield High Street and these are accessible via existing footpaths. The bus service is frequent and journey time to Heathfield High Street is approx. 14 mins. The train station at Tunbridge Wells is also accessible by bus with a journey time of approx. 26 mins and an hourly service. The site is also within walking of Mayfield High Street via good footpaths along West Street. The location of the development, together with mitigation, will ensure light pollution is avoided. The site's location close to good public transport and a short walk to Mayfield High Street will help reduce air pollution by reducing car use from the site. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Mayfield, this will help support the vitality and viability of the services within Mayfield. **Major negative effects: SO10 Landscape & Townscape**

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