Appendix A11w Parish: Ninfield

SHELAA Ref: 098/3170 **SITE:** Land Adjacent to Ninfield Reservoir, High Street, Ninfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 098/3170 Name: Land adjacent to Ninfield Reservoir, High Street, Ninfield, TN33 9LA
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of amenity land. • The site is 0.82ha in size and proposed for residential development of 38 (net) dwellings by the applicant. • The site is located on the north side of the Ninfield High Street within the proposed development boundary. • The nearest bus stop is 30m to the southwest of the site. There are several bus stops within close proximity of the site on the High Street, offering services to Bexhill (12-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Hastings and Eastbourne). • 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. • Although Ninfield is considered a sustainable settlement within the settlement hierarchy there are still some services and facilities lacking, such as a train station and large retail stores, and so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • There is no train station at Ninfield, the closest being in Bexhill approx. 3.7 miles southeast of the site. This is accessible via the bus service from Ninfield, with an hourly service and journey time of approx. 12 minutes. • The site is within a 15-minute walk of the services within the village on Lower Street via existing footpaths 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.

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		S	M	L	Overall	Commentary
						• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 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 outside of an area of groundwater concern and therefore not at risk of groundwater flooding. • The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan

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		S	M	L	Overall	Commentary
						will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial, surface or groundwater flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be major 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. • The site is adjacent to the Ninfield reservoir. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is not agricultural land and not classified within the Agricultural Land Classification system (ALC). • The site is not safeguarded for waste or minerals operations. • The site is greenfield. • There are no known issues with contamination of land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 098/3170 Name: Land adjacent to Ninfield Reservoir, High Street, Ninfield, TN33 9LA
		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 somewhat '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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 098/3170 Name: Land adjacent to Ninfield Reservoir, High Street, Ninfield, TN33 9LA
		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 short walking distance of several bus stops offering regular services to Bexhill and beyond (Eastbourne, Hastings, Tunbridge Wells) and these are accessible via existing footpaths along the 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, 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 southeast and southwest boundaries along the High Street consists of a hedgerow, and trees (some mature). • The sites proximity to Combe Wood (160m) provide potential for wildlife corridors and stepping stones to the wider area. • 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					• The entire site is within an allocated Local Wildlife Site due to the notable botanical interest of the soil composition on the site.

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						• There are no Priority Habitats or ancient woodland within the site, Combe Wood to the north comprises ancient woodland and Priority Habitat Deciduous woodland. However, development of the scale proposed is unlikely to impact the woodland. • The site is not within a Biodiversity Opportunity Area. • Development would need to carefully consider the priorities and objectives of the Local Wildlife Site 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 Local Wildlife Site, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies outside of the High Weald National Landscape. • The site was not individually assessed within the Landscape Sensitivity Assessment 2023. However, the site lies within the Ninfield assessment unit, which is considered to have moderate to moderate-high sensitivity to development due to the unit's location along the prominent ridge. It should be noted most of the sites assessed in the Ninfield West unit are beyond the ridge line to the south so the impact would not be wholly comparable. • 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 site. • Development would however not be out of character due to the site's location on the High Street and the dense housing estates surrounding the site to the east and west.

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		S	M	L	Overall	Commentary
						• Development of the site would not be out of place surrounded by the existing residential development in the area. However, it is acknowledged that Combe Wood is to the north of the site, although the site is well enclosed within the landscape and that landscape mitigation is likely possible to lessen any negative effects. Therefore, no significant 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 heritage assets within proximity to the site. • 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 have 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 has an existing vehicle access onto the High Street to the south of the site, however this would need to be widened for further intensification of the site. • The site is within a 30m of several bus stops offering regular and frequent services into Bexhill (12-minute journey time), Tunbridge Wells (29-minute journey time) and Eastbourne (55-minute journey time). Hastings can also be reached by bus in approx. 59-mins. • 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 15-minute walk of the services on Lower Street via existing footpaths along the High Street. There is no dedicated cycle infrastructure, however.

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						• The site will have no impact on any PRoW. • Given the sites proximity to very good public transport services and the short walking distance to the High Street services and facilities in Ninfield, major 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 (Ninfield) 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. However, the proposed density of dwellings on the northern part was a key reason for planning permission to be refused for this section of the site. 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 Ninfield Surgery in the High Street, approx. 0.2 miles from the site and a 4-minute walk. • The Bexhill Primary Care Network has identified issues with GP surgery capacity within Ninfield. The Ninfield 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 Wealden Open Space Study 2022 concludes that there is a deficit in parks and gardens, amenity greenspace and play provision within Ninfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on improving signage for the Ninfield Recreation Ground and Allotments. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that the Ninfield recreation ground is of 'basic' quality.

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						• The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the 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.

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						• The site is close to services and facilities within Ninfield and has access to a frequent bus service to larger settlements with short journey times. The site is also within a short walking distance of the Lower 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 Ninfield, this will help support the vitality and viability of the services within Ninfield. • 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 Ninfield primary, approx. 700 metres southeast of the site and accessible on foot (12-minute walk). Bexhill Academy is approx. 2.8 miles to the south-east. There is a bus service to the college with a journey time of approx. 18-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: 098/3170 Name: Land adjacent to Ninfield Reservoir, High Street, Ninfield, TN33 9LA																			
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	Ninfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the within the built-up settlement of Ninfield, 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 Ninfield. 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 Ninfield. **Major positive effects: SO3 Flood Risk and SO13 Travel & Accessibility** 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 is within close proximity of several bus stops on the High Street and these are accessible via existing footpaths. The bus service is frequent and journey time to Bexhill is approx. 12 mins. The train station at Bexhill is also accessible by bus with a journey time of approx. 12 mins and an hourly service. The site is also within walking distance (15-minutes) of the services on Lower Street via good footpaths along the High Street. **Minor positive effects: SO14 Housing; SO7 Pollution and SO19 Town & Village Centre** 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 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 Ninfield 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 Ninfield, this will help support the vitality and viability of the services within Ninfield. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; 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 wholly within the Ninfield Reservoir Local Wildlife Site and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the Local Wildlife Site it is not clear whether this could be accommodated on site or mitigate for the harm likely to be caused to the Local Wildlife Site. **No significant effect: SO8 Green and 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:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The proposal for the site is for 38 (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 20 (net) dwellings and has been proposed for allocation on this basis. The site is well located in relation to local services, amenities and public transport in Ninfield and is well enclosed by existing hedgerows and trees to the east and south, which would limit the impact development might otherwise have on the wider landscape. The site is wholly within a larger Local Wildlife Site (LWS) although this part of the LWS is believed to be of relatively low ecological value owing to the existing reservoir. Should the site be developed, off-setting works are likely to be needed to compensate for the loss of part of the LWS and further ecological surveys would be required to clarify the specific site's ecological value. The site is also not currently accessible by vehicles or pedestrians, although there is good potential for access onto the High Street to the south subject to a highways assessment.

SHELAA Ref: 372/3170 **SITE:** Land at Ingrams Farm, Bexhill Road, Ninfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 372/3170 Name: Land at Ingrams Farm, Bexhill Road, Ninfield, TN33 9EE
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of amenity land. • The site is 6.25ha in size and proposed for residential development of 104 (net) dwellings by the applicant. • The site is located on the east side of the A269, the majority of the site is within the proposed development boundary. • The southern part of the site, within the proposed development boundary, has planning permission for 64 (net) dwellings. • The nearest bus stop is 100m to the west of the site, on the opposite side of the A268. There are several bus stops within close proximity of the site on the site, offering services to Bexhill (12-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Hastings and Eastbourne). • There is good pedestrian access to the bus stops via footpaths along the opposite side of the A269. • The part of the site with planning permission complies with the overall spatial strategy for the district as it is within a sustainable settlement with good access to sustainable modes of transport. • However, the northern part of the site does not comply with the overall spatial strategy for the district as it currently has no access to sustainable modes of transport, due to there being no footpath along Catsfield Road, and its location outside of the proposed development boundary. • Although Ninfield is considered a sustainable settlement within the settlement hierarchy there are still some services and facilities lacking, such as a train station and large retail stores, and so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • There is no train station at Ninfield, the closest being in Bexhill approx. 3.7 miles southeast of the site. This is accessible via the bus service from Ninfield, with an hourly service and journey time of approx. 12 minutes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 372/3170 Name: Land at Ingrams Farm, Bexhill Road, Ninfield, TN33 9EE
		S	M	L	Overall	Commentary
						• The site is within a 3-minute walk of the services within the village on Lower Street via existing footpaths along the A269. • 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.
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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 372/3170 Name: Land at Ingrams Farm, Bexhill Road, Ninfield, TN33 9EE
		S	M	L	Overall	Commentary
						• The site is outside of an area of groundwater concern and therefore not 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, surface or groundwater flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be major 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 372/3170 Name: Land at Ingrams Farm, Bexhill Road, Ninfield, TN33 9EE
		S	M	L	Overall	Commentary
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. • 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 somewhat '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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 372/3170 Name: Land at Ingrams Farm, Bexhill Road, Ninfield, TN33 9EE
		S	M	L	Overall	Commentary
						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 Bexhill and beyond (Eastbourne, Hastings, Tunbridge Wells) and these are accessible via existing footpaths along the 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. • 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 western boundary along the A269 consists of a hedgerow, and trees (some mature), as well as established hedgerows following the boundary lines of existing fields. • The established hedgerows linking the agricultural land to the east for wildlife corridors and stepping stones to the wider area. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 372/3170 Name: Land at Ingrams Farm, Bexhill Road, Ninfield, TN33 9EE
		S	M	L	Overall	Commentary
						• 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					• The site does not contain any designated sites and is not in close proximity to any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The site is not within a Biodiversity Opportunity Area. • The Greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • 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. • The impact is expected to be minor negative in the short term but will become minor positive in the medium to long term as any mitigation measures become established.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies outside of the High Weald National Landscape. • The site was not individually assessed within the Landscape Sensitivity Assessment 2023. However, the site lies within the Ninfield assessment unit, which is considered to have moderate to moderate-high sensitivity to development due to the unit's location along the prominent ridge. • The site has mature thick borders of vegetation lining the roads, so any openings will create a significant change in the visual characteristics of the rural character of the countryside, particularly any opening onto the B2204.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 372/3170 Name: Land at Ingrams Farm, Bexhill Road, Ninfield, TN33 9EE
		S	M	L	Overall	Commentary
						• Development would however not be out of character due to the site's location on the High Street and the dense housing estates surrounding the site to the east and west. • Development of the southern part site would not be out of place as an extension of the settlement along the A269 in the area. However, development of the northern part of the site along Catsfield Road would significantly change the visual characteristics of the area due to the prominent ridgeline in this location. Therefore, minor negative effects are expected on this SA Objective without mitigation.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area; however, the grade II listed buildings Ingram's Farmhouse and Barn are adjacent to the eastern boundary of the site, with several other listed buildings along Lower Street on the opposite side of the A269. • The archaeological interest area that surrounds Ingrams farmyard to the east, overlaps the eastern boundary of the site. The farmyard is of archaeological interest due to the east is of due to it being a medieval and post-medieval complex. • Development of the scale proposed could impact on the Ingram Farm, 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 existing vehicle access onto the A269 to the east, from the southern part of the site, as planning permission to be built out (WD/2018/1732/MRM. However, the northern part of the site currently has no existing access. • The site is within a 30m of several bus stops offering regular and frequent services into Bexhill (12-minute journey time), Tunbridge Wells (29-minute journey time) and

SUSTAINABILITY OBJECTIVE		Effects				Site No: 372/3170 Name: Land at Ingrams Farm, Bexhill Road, Ninfield, TN33 9EE
		S	M	L	Overall	Commentary
						Eastbourne (55-minute journey time). Hastings can also be reached by bus in approx. 59-mins. • 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 3-minute walk of the services on Lower Street via existing footpaths along the A269. There is no dedicated cycle infrastructure, however. • The site will have no impact on any PRoW. • Given the need for a new access for the northern part of the site would have a detrimental impact upon the landscape by removing the established mature treeline and hedgerow along the frontage with Catsfield Road. However, the southern part of the sites proximity to very good public transport services and the short walking distance to the High Street services and facilities in Ninfield. As a result, there are minor positive effects 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 (Heathfield) 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 Ninfield Surgery in the High Street, approx. 0.2 miles from the site and a 12-minute walk or 4-minute bus ride. • The Bexhill Primary Care Network has identified issues with GP surgery capacity within Ninfield. The Ninfield clinical area is currently operating within 86% of the clinical space it

SUSTAINABILITY OBJECTIVE		Effects				Site No: 372/3170 Name: Land at Ingrams Farm, Bexhill Road, Ninfield, TN33 9EE
		S	M	L	Overall	Commentary
						requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The Wealden Open Space Study 2022 concludes that there is a deficit in parks and gardens, amenity greenspace and play provision within Ninfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on improving signage for the Ninfield Recreation Ground and Allotments. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that the Ninfield recreation ground is of 'basic' quality. • 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: 372/3170 Name: Land at Ingrams Farm, Bexhill Road, Ninfield, TN33 9EE
		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 Ninfield and has access to a frequent bus service to larger settlements with short journey times. The site is also within a short walking distance of the Lower 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 Ninfield, this will help support the vitality and viability of the services within Ninfield. • 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 Ninfield primary, approx. 350 metres west of the site and accessible on foot (8-minute walk). Bexhill Academy is approx. 2.3 miles to the south-east. There is a bus service to the college with a journey time of approx. 18-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: 372/3170 Name: Land at Ingrams Farm, Bexhill Road, Ninfield, TN33 9EE																			
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	Ninfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the within the built-up settlement of Ninfield, 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 Ninfield. 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 Ninfield. It should be noted that the western part of the site benefits from planning permission under WD/2020/1548/MAO and WD/2023/1606/FA however this assessment is undertaken for the site as submitted to the SHELAA process, proposing 104 (net) dwellings. **Major positive effects: SO3 Flood Risk** 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 is within close proximity of several bus stops on the High Street and these are accessible via existing footpaths. The bus service is frequent and journey time to Bexhill is approx. 12 mins. The train station at Bexhill is also accessible by bus with a journey time of approx. 12 mins and an hourly service. The site is also within walking distance (15-minutes) of the services on Lower Street via good footpaths along the High Street. **Minor positive effects: SO7 Pollution; SO9 Biodiversity; SO13 Travel & Accessibility; SO14 Housing and SO19 Town & Village Centre** 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 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 Ninfield 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 Ninfield, this will help support the vitality and viability of the services within Ninfield. The is within close proximity of several bus stops on the High Street and these are accessible via existing footpaths. The bus service is frequent and journey time to Bexhill is approx. 12 mins. The train station at Bexhill is also accessible by bus with a journey time of approx. 12 mins and an hourly service. The site is also within walking distance (15-minutes) of the services on Lower Street via good footpaths along the High Street. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Although the southern part of the site is well enclosed, development of the northern part of the site along Catsfield Road would significantly change the visual characteristics of the area due to the prominent ridgeline in this location. **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 is rejected for allocation because development here would have a significant adverse effect on the established settlement character of Ninfield, deviating from the linear built form and moving future residents away from the village centre and public transport links. Development in the northern part of the site would also be detrimental to landscape as it would require extensive removal of the established mature treeline and hedgerow along the frontage. The removal of which would result in severe impacts upon the visual relationship with the wider countryside due to its prominent location along the ridge line. The northern part of the site is also detached from the village as there is no footpath along Catsfield road connecting the site with the settlement. Therefore, the site is isolated from the services, facilities and public transport available in the village, whilst pedestrian access would need to be provided from these parts of the site to Ninfield and to the southern part of the site that has planning permission, it is unlikely that this would discourage people from using their cars.

SHELAA Ref: 972/3170 **SITE:** Land West of Bexhill Road, Ninfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 972/3170 Name: Land west of Bexhill Road, Ninfield, TN33 9EG
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of agricultural land. • The site is 1.66ha in size and proposed for residential development of 48 (net) dwellings by the applicant. • The site is located on the to the south of Ninfield, west of Bexhill Road outside of the proposed development boundary. • The nearest bus stop is 450m to the north of the site, offering services to Bexhill (12-minutes) as well as further afield (Eastbourne, Tunbridge Wells, Hastings and Eastbourne). • There is good pedestrian access to the bus stops via footpaths along Bexhill Road. • 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. • Although Ninfield is considered a sustainable settlement within the settlement hierarchy there are still some services and facilities lacking, such as a train station and large retail stores, and so any development is likely to result in an increase in car use to reach Hailsham, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • There is no train station at Ninfield, the closest being in Bexhill approx. 3.3 miles southeast of the site. This is accessible via the bus service from Ninfield, with an hourly service and journey time of approx. 12 minutes. • The site is within a 7-minute walk of the services within the village on Lower Street via existing footpaths along the Bexhill Road. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • 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: 972/3170 Name: Land west of Bexhill Road, Ninfield, TN33 9EG
		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 outside of an area of groundwater concern and therefore not 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: 972/3170 Name: Land west of Bexhill Road, Ninfield, TN33 9EG
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial, surface or groundwater flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be major 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 agricultural land and classified as grade 3 within the Agricultural Land Classification system (ALC), as provided by the applicant. • 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: 972/3170 Name: Land west of Bexhill Road, Ninfield, TN33 9EG
		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 of somewhat 'darker' by CPRE's light pollution mapping, its proximity to existing development means development of the site would have a negative impact upon degree of brightness in the darker countryside south of the settlement 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 972/3170 Name: Land west of Bexhill Road, Ninfield, TN33 9EG
		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 short walking distance of bus stops offering regular services to Bexhill and beyond (Eastbourne, Hastings, Tunbridge Wells) and these are not however accessible via existing footpaths. • 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 site's lack of pedestrian access to sustainable transport, minor negative effects are expected in relation to air and light pollution.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • There are mature hedgerows on the site frontage along Bexhill Road. • 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					• The site does not contain any designated sites and is not in close proximity to any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). • There is no ancient woodland or Priority Habitats within the site, or in close proximity to the site. • The site is not within a Biodiversity Opportunity Area. • The Greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although

SUSTAINABILITY OBJECTIVE		Effects				Site No: 972/3170 Name: Land west of Bexhill Road, Ninfield, TN33 9EG
		S	M	L	Overall	Commentary
						it is unclear of the site's ecological value. Further studies would be required to establish this. • 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. • The impact is expected to have no significant effect.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies outside of the High Weald National Landscape. • The site was considered to be of moderate sensitivity to development according to Landscape Sensitivity Assessment 2023, although it is more sensitive in the southern part of the site due to the site's visibility in the wider landscape. • 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 site. • Development would however be out of character due to the site's detached location, outside of the proposed development boundary, south of the settlement. • Development of the site would be out of place surrounded open countryside, although the land to the north has outline planning permission for residential development (WD/2021/2454/MAO) and 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 any known mitigation methods.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area nor are there any heritage assets within proximity to the site. • 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 have no significant effect.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 972/3170 Name: Land west of Bexhill Road, Ninfield, TN33 9EG
		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 has an existing agricultural vehicle access onto the Bexhill Road via the Ninfield Working Men's Club in the north of the site, however this would need to be widened for further intensification of the site. • The existing speed limit in this location is 40mph and a traffic assessment will need to be undertaken to determine whether sufficient visibility splays will be achievable, or this will need to be amended. • The site is within a 450m of several bus stops offering regular and frequent services into Bexhill (12-minute journey time), Tunbridge Wells (29-minute journey time) and Eastbourne (55-minute journey time). Hastings can also be reached by bus in approx. 59-mins. • The existing footpath in this location lies on the opposite side of Bexhill Road, therefore any development of the site would be required to provide a footpath along the west of the highway or pedestrian crossing infrastructure to connect with the existing footpath. • 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 15-minute walk of the services on Lower Street via existing footpaths along the High Street. 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 that the High Street services and facilities in Ninfield are within relative walking distance, however due to the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 972/3170 Name: Land west of Bexhill Road, Ninfield, TN33 9EG
		S	M	L	Overall	Commentary
						need to provide pedestrian infrastructure to connect the site with the settlement, there are uncertain effects expected on this SA Objective at this time.
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 (Ninfield) 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 Ninfield Surgery in the High Street, approx. 0.7 miles from the site and a 19-minute walk or 9-minute bus ride. • The Bexhill Primary Care Network has identified issues with GP surgery capacity within Ninfield. The Ninfield 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 Wealden Open Space Study 2022 concludes that there is a deficit in parks and gardens, amenity greenspace and play provision within Ninfield Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on improving signage for the Ninfield Recreation Ground and Allotments. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that the Ninfield recreation ground is of 'basic' quality. • 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: 972/3170 Name: Land west of Bexhill Road, Ninfield, TN33 9EG
		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 within walking distance to the services and facilities within Ninfield and has access to a frequent bus service to larger settlements with short journey times. • Given that future residents of the site would not be within close proximity to the High Street in Ninfield, as it is outside of the proposed development boundary and there is no footpath along west side of Bexhill Road currently this will unlikely be of much support to the vitality and viability of the services within Ninfield.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 972/3170 Name: Land west of Bexhill Road, Ninfield, TN33 9EG
		S	M	L	Overall	Commentary
						• No significant 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 Ninfield primary, approx. 800 metres southeast of the site and accessible on foot (16-minute walk). Bexhill Academy is approx. 3.2 miles to the south-east. There is a bus service to the college with a journey time of approx. 22-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: 972/3170	Name: Land west of Bexhill Road, Ninfield, TN33 9EG																		
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	Ninfield is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the village. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the within to the south settlement of Ninfield, 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 Ninfield. The site does not, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is outside of a sustainable settlement, although there is possible for access to public transport and the services and facilities in Ninfield. **Major positive effects: SO3 Flood Risk** 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. **Minor positive effects: SO14 Housing** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The scale of development and its location meaning development in this location would be detached from the settlement and therefore contribute to light pollution in the countryside south of the settlement. Furthermore, the site's location detached from the public transport, despite being within walking distance, to Ninfield High Street will result in the need for car use from the site. The site is outside of the proposed development boundary for Ninfield, with open long-distance visibility from the countryside to the south.

	No significant effect: SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO18 Economy & Employment; SO19 Town & Village Centres 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. The site's location means it is detached from the settlement and the services within the village, whilst it is also outside of the proposed development boundary for Ninfield and therefore development in this location would be contrary to the overall spatial strategy of the district. Any development would need to meet the requirements under paragraph 177 of the NPPF. This site has some hedge and tree enclosure, although development would have an adverse impact on the wider landscape due to the open countryside in this location. Furthermore, there is currently no pedestrian connectivity between the site and the services, facilities and public transport that is available in Ninfield.