Appendix A11x Parish: Pevensey

SHELAA Ref: 1100/3200 **SITE:** The Old Mint House, High Street, Pevensey

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1100/3200 Name: The Old Mint House, High Street, Pevensey, BN24 5LF
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of a commercial building, residential dwelling, car park and outbuildings, all associated as part of Grade II* listed building (Brownfield). • The site is 0.24ha in size and proposed for residential and employment development, comprising of 2 (net) dwellings and 725m^2 (net) employment floorspace. • The site is located on the Pevensey High Street, within the proposed development boundary. • The nearest bus stop is opposite and adjacent to the site (less than a 5-minute walk) along the Pevensey High Street, at Pevensey Castle, offering services to Eastbourne (10-minutes) as well as further afield (Tunbridge Wells, Polegate, Lewes and Brighton). • There is good pedestrian connectivity 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 access to sustainable modes of transport. • There are two train station near Pevensey, the closest being in Pevensey Bay approx. 0.4 miles southeast of the site and the other at Pevensey and Westham approx. 0.6 miles to the southwest. These are accessible by pedestrians as they are less than 15 minutes' walk. • The site is on Pevensey High Street with existing footpaths both sides of the 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.

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						• 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 brownfield, although development could introduce further 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.

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						• Given the site is a brownfield site and is not at risk of fluvial, surface water or groundwater flooding, 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. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality, and protect the biodiversity of the Levels. • There are no watercourses within the site. Although, the Pevensey Levels abuts the site to the north. • 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 entirely brownfield. • There are no known issues with contamination of land.

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						• 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. • 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 major positive as the site is predominantly brownfield land.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site 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. • There are neighbouring residential dwellings therefore mitigation may be required depending on the intended employment use of 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 and employment will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term.

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						• The development of the site will result in an increase in traffic during construction, 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 on Pevensey High Street and within short walking distance of bus stops offering regular services to Polegate and beyond (Eastbourne, Tunbridge Wells and Lewes) 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 site is brownfield previously developed land, although the SSSI Pevensey Levels lies adjacent to the northern boundary of the site. • The northern boundary consists of a hedgerow and a few trees. • Due to the Pevensey Levels abutting the northern boundary of the site, any development would need to seek to retain, protect and enhance the features to maintain the green and blue 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. • Due to the lack of any details about the proposed scheme and potential mitigation, and given the sites proximity to the Pevensey Levels, effects are considered uncertain at this time.
SO9	BIODIVERSITY					• There are no designated sites within the site however the Pevensey Levels Ramsar, SSSI and SAC lies to the north of the site. However, development of the scale proposed on brownfield land is unlikely to impact the SSSI.

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						• Pevensey Levels is Ramsar, SSSI, SAC and Biodiversity Opportunity Area that adjoins the sites northern boundary. A suitable and appropriate buffer along this boundary would be required to protect the Pevensey Levels from the impacts of development on the site. • The site is adjacent to the Pevensey, Rother and Cuckmere Watershed BOA and is therefore likely to have further biodiversity value in addition to the woodland. Development could adversely impact on the objectives of the BOA. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. • 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 hedgerow along 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 Pevensey Levels Ramsar and BOA, but acknowledging the site is brownfield land and potential for some degree of mitigation and the design of the development on the site is unknown then the effects are expected to be uncertain on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies wholly within the Pevensey proposed development boundary. • The site was excluded from the Landscape Sensitivity Assessment 2023 due to its location within the settlement boundary. • The site is however well enclosed by boundary vegetation (to the north) and the existing buildings along the Pevensey High Street to the north, east and west.

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						• Development of the site would result in an impact on the townscape of Pevensey High Street. However, it is acknowledged that the site is previously developed land, 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 within the Pevensey and Westham conservation area. Furthermore, Pevensey Castle Scheduled Ancient Monument is located 150m to the southwest of the site. • The existing building that fronts the site onto the High Street is a Grade II* listed building called the Old Mint House and therefore the design of the any development on the site would need to ensure that it does not impact upon the setting and structure of the listed building. • Any development would need to respect its location next to the Scheduled Ancient Monument of Pevensey Castle and the Pevensey and Westham conservation area. • Due to the development site including the redevelopment within a conservation area of a Grade II listed building on the High Street and its proximity to a Scheduled Ancient Monument, effects are considered major negative.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The existing access to this site is narrow and further assessment of this would be required to assess its suitability for any alternative use. This assessment would also need to assess the visibility splays of the proposed access, given how sharply the High Street bends as it moves westwards. • The site is within a 5-minute walk of several bus stops offering regular and frequent services into Eastbourne (10-minute journey time), Tunbridge Wells (10-minute journey

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						time) and Lewes (48-minute journey time). Brighton can also be reached by bus in approx. 89-mins. • This provides sustainable modes of transport to services and facilities and will help reduce the need to travel by car, although some car travel will likely remain. • The site is also located along Pevensey High Street with some services and facilities within walking distance. Furthermore, Pevensey Bay and Pevensey and Westham train stations are within minutes' walk of the site. • There is no dedicated cycle infrastructure, however. • 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 Pevensey, but acknowledging the need to achieve improved vehicle access into the site, 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 (Pevensey) 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 size of the site, development here would make a relatively small contribution to the districts housing need in a sustainable location and therefore a no significant effect is expected. This could be enhanced however 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 Pevensey Bay Medical Centre in the High Street, approx. 1 mile from the site and a 22-minute walk or 5-minute bus journey. • The Eastbourne, Hailsham and Seaford CCG has noted that they are in stages of development here to meet the increased need in this area. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal.

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						• The Wealden Open Space Study 2023 concludes that there is a deficit in parks and gardens, amenity greenspace and play provision within Pevensey Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Pevensey Recreation Ground. • 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 size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this is uncertain at this time.
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. • Due to the lack of detail on the scheme design, the impact on this SA Objective is considered to be uncertain at this stage.
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 and employment floorspace and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.

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						• Additionally, as the site does offer employment provision, it is considered that the site would have minor positive effects 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 Pevensey and has access to a frequent bus service from the High Street to larger settlements with short journey times. The site is also within a short walking distance of the train station. • Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Pevensey, this will help support the vitality and viability of the services within Pevensey. • 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 Pevensey And Westham primary, approx. 600 metres southwest of the site and accessible on foot (9-minute walk). St Catherine's College Eastbourne is approx. 1.7 miles to the south-west. There is a bus service to the college with a journey time of approx. 23-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: 1100/3200 Name: The Old Mint House, High Street, Pevensey, BN24 5LF																			
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	Pevensey is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on Pevensey High Street, 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 Pevensey. 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 access to public transport and the services and facilities in Pevensey. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water flooding. Surface water runoff can be suitably mitigated through SuDS provision. There is no risk of groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO5 Soil, Land and Minerals; SO7 Pollution; SO13 Travel & Accessibility; SO14 Housing; SO18 Economy & Employment and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, details are lacking as to any affordable housing provision etc. The location of the site, together with mitigation, will ensure light pollution is avoided/mitigated. The sites' location close to good public transport and a short walk to Pevensey High Street will help reduce air pollution by reducing car use from the site, provided suitable vehicular access can be achieved. The site is within a short walk of bus stops with regular services to Eastbourne and other settlements (Tunbridge Wells, Lewes, Polegate) and the site is within walking distance to train station. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Pevensey (provided pedestrian access to the site is achieved), this will help support the vitality and viability of the services within Pevensey. As the site is previously developed land it is considered a brownfield site and therefore development of the site has minimal impact upon land and soil. **Major negative effects: SO11 Historic & Cultural Heritage**

	The site consists of a grade II* listed building and the design of developing the site is unknown and therefore the impact can on the setting of listed building. Additionally, the site is situated on Pevensey High Street, located within a conservation area and therefore development of the site would potentially have a detrimental impact upon the setting of the conservation area particularly due to the potential need to widen the existing vehicle access. Finally, the site is within close proximity to the Grade I listed St Nicolas Church, Pevensey and Pevensey Castle which is a Scheduled Ancient Monument. **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** 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. **No significant effect: SO10 Landscape & Townscape and SO20 Education & Skills** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects
Selected / Rejected for allocation	The site has not been taken forward for allocation. Although the site is a brownfield site, which is well enclosed and has good access to services, facilities and sustainable public transport, developing the site could have severe damaging impacts upon the historic and cultural heritage of Pevensey High Street and the surrounding area.