Appendix A11y Parish: Polegate

SHELAA Ref: 048/1510

SITE: Paddock to front of Ditton Park Industrial Estate, Dittons Road, Polegate

SUMMARY OF RESULTS:	Site No: 048/1510	Name: Paddock to front of Ditton Park Industrial Estate, Dittons Road, Polegate																		
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	The site does not currently benefit from planning permission for development but does have an outline planning application pending a decision for 24 dwellings (planning reference WD/2020/0379/MAO) and the repositioning of the road that was previously approved under planning reference WD/2019/0442/MRM. Polegate is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the eastern periphery of Polegate, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. This site falls within that proposed development boundary and is bounded by new residential development to the south, employment uses to the west and the A22 to the east. The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO13 Travel and Accessibility; SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a relatively sustainable location, and this would be enhanced through affordable housing provision. Development will connect well to existing public transport options, footways, and safe cycleways, in this sustainable location. **Major negative effects:** None

	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 and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre; and SO20 Education** 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 proposal is for residential development however no quantum of housing has been proposed by the applicant. The SHELAA considers the site is appropriate for up to 24 (net) dwellings. Given the constraints identified within the evidence base and SA, the site is considered appropriate for up to 24 (net) dwellings and has been allocated on this basis. The site comprises of a disused paddock adjacent to Dittons Road (B2247) roundabout with the A22. The site sits adjacent to the Chaucer Industrial Estate to the west but has its own vehicular access that serves the newly formed residential development of 78 home approved under planning reference (WD/2019/0442/MRM). Development of the site would have minimal visual impact on the wider landscape. The site is well situated within the existing built form of Polegate and benefits from its close proximity to local services, amenities and public transport. This site is considered suitable for residential development, subject to the repositioning of previously approved road and the vehicular access being acceptable from Dittons Road with a further 24 dwellings coming forward. Any development would also need to provide additional landscaping on the eastern boundary to provide separation from the A22 and to potentially mitigate the noise emanating from the highway. .

SHELAA Ref: 120/1510 **SITE:** Hindsland Fields (East), Eastbourne Road, Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 120/1510 Name: Hindsland Fields (East), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a disused and overgrown playing field, with a site area of 1.15ha in total, on the southern fringe of Polegate. • Residential development is proposed, but no indication of quantum of development is submitted. • Polegate is identified as an Urban Settlement (Type 2) in the Settlement Hierarchy, due to its mainline train station which offers a frequent and sustainable mode of transport, and provision of some services and facilities (including retail, education, and medical services) • The closest bus stops are located approximately 350m to the south of the site along Eastbourne Road, but with no pedestrian access to them. The nearest railway station is approximately 0.8km to the north of the site. • 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. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

SUSTAINABILITY OBJECTIVE		Effects				Site No: 120/1510 Name: Hindsland Fields (East), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • This is a greenfield site and the 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 not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • 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 flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 120/1510 Name: Hindsland Fields (East), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
						• The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • 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 designated as Grade 3a agricultural land, forming part of a much larger area of Grade 3 agricultural land to the north, east and south of the site. It is noteworthy that this wider land has been approved for residential and associated development (Mornings Mill site, approved for up to 700 dwellings, allowed at appeal September 2022), leaving this small area of land bound by potential future development to the east and existing development to the west, thus offering limited agricultural value if adjoining development proceeds. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 120/1510 Name: Hindsland Fields (East), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
						• 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 is within an area classed as being 'brighter' (almost brightest) by CPREs light pollution mapping. Given the size of the site, development is unlikely to introduce additional light pollution, however mitigation measures in line with other local plan policies will still be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, 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 350m of the nearest bus stop and within walking distance of mainline train station, but the site has no existing pedestrian access to access these. If this can be resolved then this provides viable alternative modes of transport for future residents to using their car, which could help reduce air pollution. • There are no sources of noise pollution affecting the site. • The site is on the periphery of Polegate. Therefore, development will not adversely affect a tranquil area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 120/1510 Name: Hindsland Fields (East), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
						• 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. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, given the sites proximity to alternative modes of transport but lack of good pedestrian access to these at present, together with its location within a 'brighter' area, the effects are considered to be uncertain.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is enclosed by mature trees and hedgerow, with the tree belt on the western boundary being protected by Tree Preservation Order. These features contribute to the site's green infrastructure network and the wider network. • Development should seek to retain and protect the existing trees to maintain and enhance the green infrastructure network of the site and wider area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the sites' green and blue infrastructure network and make a positive contribution to nature recovery. • 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 lack of detail as to the quantum of development, and the likelihood that mitigation can be achieved, effects are considered to be uncertain at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or the immediate vicinity. • The site is enclosed by mature trees and hedgerows though, that act as wildlife corridors and provide connectivity to other hedgerows, which are in important feature in the townscape. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 120/1510 Name: Hindsland Fields (East), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Development would need to seek to retain and enhance the existing trees and key hedgerows for biodiversity. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • Given the lack of detail as to the quantum of development, and the likelihood that mitigation can be achieved, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the landscape is low to moderately sensitive to development and that any proposed development should seek to retain and enhance the existing hedgerows on the western boundary (protected by TPO) to maintain the sites visual enclosure within the landscape. • Existing residential development adjoins part of the site, with a significant urban extension approved to the immediate east. Subject to a suitable layout and design to reflect the character of the locality, and retention of the tree belt to the west, development will not have a significant impact on the landscape. • The site lies in close proximity to Polegate to the north and Willingdon to the south/west. The site is also located adjacent to other development sites, including SHELAA sites, both of which enclose development further. The site is therefore well integrated with the existing townscape. Depending on the design and layout of any scheme, development is unlikely to have a significant impact on the townscape itself. • Given the sites location, screening, and surrounding land uses, it is considered there will be no significant effect on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area or nearby any Listed Buildings, or designated heritage assets. • Given the above, it is considered there will be no significant effect on this SA Objective

SUSTAINABILITY OBJECTIVE		Effects				Site No: 120/1510 Name: Hindsland Fields (East), Eastbourne Road, Polegate
		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					• There is no existing vehicular or pedestrian access on site. • The site is within 350m of the nearest bus stop to the south of the site but has no existing pedestrian connectivity to it. Buses here run every 30 minutes, and connect to Eastbourne to the south and Hailsham and Hastings in the wider area. • The train station is located 0.8km to the north of the site and can be accessed via a 10-12 minute level walk from Eastbourne Road to the south. Polegate is a mainline train station, with frequent services to London and along the south coast. • This same level walk will also allow access to services and facilities in Polegate High Street. • Subject to the site being able to secure acceptable vehicular and pedestrian access through adjacent land, ideally through adjacent SHELAA site 180/1510, the site is in a highly sustainable location with a good level of pedestrian connectivity and public transport infrastructure. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • Given the existing poor pedestrian access to bus services but acknowledging that if this can be overcome the site is close to sustainable transport with short journey times to key services and facilities, effects are considered to be uncertain due to the lack of details on the scheme design and any transport improvements.
SO14	HOUSING					• The proposed development is for residential development, but no quantum of development has been put forward.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 120/1510 Name: Hindsland Fields (East), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
						• Given the size of the site, housing provision will make a positive contribution to the district's identified housing need. • The impact on this SA Objective is expected to be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced through provision of affordable housing.
SO15	HEALTH & WELLBEING					• The nearest health services are to the west of the site, either end of Polegate High Street, at Downlands Medical centre and Manor Park medical Centre. Both are within 0.8km maximum, which is a 10 minute level walk, or accessible by local bus services. • The Eastbourne, Hailsham and Seaford CCG has identified that early stages of future health services development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish to experience this deficiency. • The site itself consists of a playing field, formerly used in connection with previous educational use/facilities on site. The area has become overgrown and inaccessible due to no longer being used. However, development of this site would involve the loss of a playing field, the need for which should be assessed by the Council against development plan policy and as part of the Local Plan process. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size, it is unlikely that contributions towards such provision could be achieved. • However, given the size of the site and former use, effects are considered to be uncertain on this SA objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 120/1510 Name: Hindsland Fields (East), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
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 and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Polegate via walking and bus services, if pedestrian access can be achieved. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
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. • Development of the site would place new residents within a short journey time of services and facilities in Polegate. However, Polegate High Street is likely to continue in terms of viability and vitality with or without this site. • No significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 120/1510 Name: Hindsland Fields (East), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
						• Polegate Primary School is located 1km to the north, which is a 17 minute walk from Eastbourne Road, or accessible by bus services for two thirds of the journey. Willingdon Primary School is located a similar distance to the south west of the site. • Willingdon Community Secondary School is also located to the south west, approximately 1km away, and accessible via a 12 minute walk. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school on the Mornings Mill site, adjacent to the eastern boundary of this proposed development site. There is no shortfall in early years and secondary provision. • 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 size of the site.

SUMMARY OF RESULTS:	Site No: 120/1510	Name: Hindslands Field (East), Eastbourne Road, Polegate																		
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	The site does not currently benefit from planning permission nor any application for development. Polegate is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the southern periphery of Polegate, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. This site falls within that proposed development boundary and is bounded by residential development. The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing** Development of the site for housing will contribute to the district's housing need but given its size this will not be significant. It will provide housing in a relatively sustainable location, and this would be enhanced through affordable housing provision. **Major negative effects:** None **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 and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre 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 is taken forward for allocation. The site lies within close proximity to a sustainable settlement, with built form existing or approved around it. The site does not benefit from an existing vehicular access and therefore delivery would be dependent upon

	securing vehicular and pedestrian access via third party land. Other potential housing sites in the immediate vicinity have been identified as suitable and this land could be considered comprehensively with those other sites. In particular, access to the site would ideally be achieved through the adjacent SHELAA site 180/1510, the existing access to which would need to be significantly upgraded in order to facilitate the level of vehicle movements and provide improved pedestrian links onto the Eastbourne Road. Development is likely to require off site highway works and further transport studies would be needed to ascertain the nature and extent of these requirements. Subject to access, and assessment of other constraints (such as loss of playing field and retention of protected landscape features) the site is taken forward for allocation, with the site area and site constraints indicating a potential allocation for 30 (net) dwellings.

SHELAA Ref: 204/1510 **SITE:** Cophall Farm, Baytree Lane, Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 204/1510 Name: Cophall Farm, Baytree Lane, Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• This is a site consisting of 46 hectares of land, located to the west of Polegate. • The site largely comprises agricultural land, although a small proportion of the site is formed of the residential dwellings and associated farm buildings of Cophall Farm. The eastern portion of the site nearest to Cophall Roundabout, is previously developed land, which is formed of a service station, commercial units, and a hotel/public house, amongst other uses. • Development is proposed of up to 100+ dwellings, with commercial/employment, and retail/leisure on site also. • The site falls within the parish of Polegate but is completely segregated from the town, and any residential development, by the A22 to the east. Although close geographically, these routes dissect the area and isolate the site from this nearby settlement. • The site is therefore isolated from local services, facilities, and public transport. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement, nor within easy reach of it via public transport or non car modes of transport and is outside any proposed development boundary. • The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some slight degree. • The scale of development on site, and submission documents, do state there are opportunities to provide a mixed use development on site, noting that employment land and other uses (retail, community facilities) may be provided. This mixed use and provision of services/facilities would reduce the need to travel off site to some degree. There are also some commercial uses, and leisure facilities, and small convenience retail store, on the centre of the site at present. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 204/1510 Name: Cophall Farm, Baytree Lane, Polegate
		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. • 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. • All development will result in an increase in greenhouse gas emissions, however given the scale of potential development here, the isolated location of the site, and the lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, potentially somewhat mitigated by the detail of the scheme to be put forward.
SO2	CLIMATE CHANGE ADAPTATION					• This is a greenfield site, and the 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. • The extent of the site does allow for opportunities to deliver nature based solutions to climate change. • 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. The impact on this SA Objective is uncertain at this stage over all timeframes, without detail of development being submitted.
SO3	FLOOD RISK					• The site lies largely within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is a risk of surface water flooding across a northern section of the site running east to west. Some small, isolated areas in the southern portion of the site are also at risk of surface water flooding. • The site is not within an area of groundwater concern. • Development proposed on the site is therefore suitable in principle, however mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 204/1510 Name: Cophall Farm, Baytree Lane, Polegate
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that the site is at risk of flooding from surface water flooding, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • 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 classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 204/1510 Name: Cophall Farm, Baytree Lane, Polegate
		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 / erosion 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 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 is largely within areas classed as 'brighter – brightest'' by CPREs light pollution mapping. The north west corner of the site, and areas to the west and north fall within the 'Darker' categories, highlighting the transitionary nature of the site, between rural areas to the west and north , and urban to the east. • This fringe location is echoed with the 2023 Landscape Sensitivity Assessment identifying the landscape as being moderate to highly sensitive, partly due to this semi-rural location, wooded surrounds, intervisibility with the South Downs National Park to the south and glimpsed views to the High Weald National Landscape to the north. The eastern parts of the site, close to existing development at Cophall Roundabout, are less sensitive than other parts 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 will result in a degree of increase in air pollution. On this site, this will be both during construction phase, but also throughout the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 204/1510 Name: Cophall Farm, Baytree Lane, Polegate
		S	M	L	Overall	Commentary
						lifetime of development, due to the location of the site and segregation from other settlements. Development will be car reliant to some extent and will increase traffic in the area. • This highway characteristics and nearby traffic congestion has potential to affect future residents of the development, both through air and noise pollution. Development along the eastern parts of the site, adjacent to the A22 will likely experience significant noise pollution. This will require mitigation to avoid any adverse impact, through careful layout and design, and suitable construction. • Other policies within the Local Plan will also address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be major negative as a result of increases in pollution arising from development, and the impact of existing pollution being worsened, affecting future residents of the development. The location of the site in a peripheral semi-rural location, nearby the SDNP may cause increased light pollution, affecting setting and having an adverse impact on dark skies to the west of the site. The location adjacent to road presents noise pollution issues also. Whilst some mitigation may be possible, it is unlikely to resolve these issues in entirety.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bound by mature trees and hedgerows, and significant areas of woodland, which contribute towards the green infrastructure network of the site as well as to the wider area. • The size of the site and scale of development would require on site provision of green infrastructure, likely in various forms. This would lead to increased provision of this green infrastructure in the locality. However, the segregated nature of the site limits the value of this, preventing connectivity and benefits to the wider area and population. • Any development would also need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 204/1510 Name: Cophall Farm, Baytree Lane, Polegate
		S	M	L	Overall	Commentary
						• The impact is considered to be minor positive as the development would bring biodiversity net gain, and significant improvements in Green Infrastructure provision. However, the segregation of this site limits value somewhat, preventing a more major effect on this SA objective.
SO9	BIODIVERSITY					• The site is likely to have some notable biodiversity value, noting the greenfield nature of the site, and designation on and adjoining the site. These include the northeastern corner of the site, classed as BOA and the site bordering a BOA along its western boundary. Deciduous Woodland Priority Habitat is found along the southern boundary of the site and along much of the northern boundary of the site. • The site also abuts Ancient Woodland to the north and north west, Abotts Wood and Oggs Wood. These areas will require suitable buffer form development, noting the irreplaceable habit to be protected. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • 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. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • Given the lack of detail as to the quantum of development and mitigation necessary, and noting designations on and adjacent to the site, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the landscape is of moderate sensitivity, with a higher landscape sensitivity to commercial/industrial development types. • The landscape was assessed as part of the Polegate West and North Assessment Unit, where it is stated *'Like the wider assessment unit, historic assart field patterns in the north (Sites 204/1510, 1069/1510), and the setting provided to Wootton Manor*

SUSTAINABILITY OBJECTIVE		Effects				Site No: 204/1510 Name: Cophall Farm, Baytree Lane, Polegate
		S	M	L	Overall	Commentary
						Registered Park and Garden to the west (from Sites 255/1510 and 1065/1510) increase sensitivity. Unlike the wider assessment unit, the sites are located on gently rising, open, south-facing slopes which become visually prominent in the north and have intervisibility with, and long-distance views over tree belts to the upper slopes of the South Downs National Park……There are also long-distance views to the wooded backdrop of the High Weald AONB from the centre of Sites 204/1510 and 1069/1510, which increases their sensitivity to development. Unlike the wider assessment unit, there is public access to the sites in the north which increases sensitivity. Like the wider assessment unit, the sites are separated from the western settlement edge of Polegate by the wooded A22 corridor which forms a strong boundary feature which increases sensitivity.' The assessment goes on to identify that the proximity to the A22 and development associated with Cophall services on this site, and the A27 and railway line, reduce sensitivities. • This site includes two Public Rights of Way through the north eastern corner of the site, running east-west, which increase sensitivity to development and context of the landscape surrounding. • Developing this site would introduce significant built form into a largely rural area that is segregated from any settlement, including Polegate as the nearest town. The A22 acts as a strong natural buffer to this nearby town. Development of this site would extend west of the A22, encroaching beyond that natural barrier, into the rural surrounds of the town. • The scale of development and extant of the site would considerably alter the character of the locality, resulting in a loss of substantial countryside that buffers the area and gives a rural setting to the locality. Development would read as encroachment into this undeveloped area, rather than integration with any existing development. • Given the scale of development proposed, it is likely that development would also have a potential significant impact on the wider landscape and be highly visible to/from the South Downs National Park (SDNP). This is exacerbated by topography of the site, which also results in views between the site and High Weald National Landscape. There are no details of the proposed scheme, and landscape mitigation measures which could be implemented. However, it is considered unlikely that this would substantially reduce the negative effects on the landscape.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 204/1510 Name: Cophall Farm, Baytree Lane, Polegate
		S	M	L	Overall	Commentary
						• There is considerable intervisibility between the site and SDNP and location of the site may affect setting of the Park, at its eastern gateway. • It is noted development would be seen in context of some development south of the A27, some commercial development at the existing service area of Cophall Farm, and some sporadic dwellings to the east of the A22. However, the extent and quantum of development, all in an isolated location, would not be tempered significantly by these matters. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Due to the lack of a detailed scheme for the site, but accounting for the scale of development proposed and the semi-rural character of the immediate area, separated from the townscape and within the setting of the SDNP, with views to the High Weald, , the effect on this SA Objective is considered to be major negative. It is acknowledged that significant landscape mitigation could negate some negative effects.
SO11	HISTORIC & CULTURAL HERITAGE					• The site lies approximately 500 metres north east of the Wootton Manor Grade II Listed Registered Park and Gardens, and further north of a cluster of Grade II and Grade II* Listed Buildings within the Registered Park and Gardens. • The setting of these designated heritage assets is largely derived from the context they are set within, and the rural locality surrounding. Development within close proximity of the north edge of this Registered Park and Garden could potentially erode that rural locality and setting of the site, dependent upon scale of development, topography and intervisibility. However, impact from development of the site may be reduced by the separation distance and intervening landscape features between the sites. • Without further detail on how the extent of development, and scale and form, could be mitigated to address this, the creation of an isolated development site near to these designated heritage assets gives an uncertain effect on this SA objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 204/1510 Name: Cophall Farm, Baytree Lane, Polegate
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site currently benefits from access onto Cophall Farm roundabout, at the centre of the eastern boundary of the site, although this would not be suitable for large scale growth. Early high level transport modelling has been undertaken and at this time there are significant concerns relating to highways capacity (relating to the capacity along the northbound A22 and the surrounding road network on the A27 and Eastbourne). Further modelling will be required to determine whether mitigation can negate any highways capacity impacts. In considering this, the site could only be found suitable once significant infrastructure improvements are brought forward. • The site does not currently benefit from significant pedestrian links into Polegate and would be separated by the A27/A22. Pedestrian footways are existing along the access road serving commercial and other development to the west side of Cophall roundabout. This connects to a footway around the roundabout and pedestrian crossing, that link to Polegate town centre. However, this is a 1.5km walk into the centre of town, (to Polegate train station) around a four lane roundabout and across busy roadways, which may not be favourable for the elderly, infirm or those with wheelchair/pushchair/children in tow. • Cycleways are not included along the A27/A22 road network to the immediate east and north of the site and cycling on road is unlikely to be favourable due to amount of traffic and road conditions. There are dedicated cycleways nearby, at the Cuckoo Trail and the A27 cycleway east-west, but these are not easily accessible from the site. • A bus stop is located on the southbound carriageway to the south east of the site, 160m south of the Cophall Farm roundabout. This provides a service every half an hour into Eastbourne to the south. However, the bus stop on the northbound carriageway is currently out of use, failing to provide any services to Hailsham and northern areas beyond. Services are available north and southbound from Hailsham Road off Cophall roundabout, to which there is pedestrian connectivity. • Polegate town itself includes Polegate railway station, which provides multiple trains per hour to London and across the south coast, connecting well to wider employment opportunities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 204/1510 Name: Cophall Farm, Baytree Lane, Polegate
		S	M	L	Overall	Commentary
						• No detail is given of enhancement to current public transport provision, or accessibility options, but these are likely to be required in combination with any other improvements/sites being delivered. • No details for sustainable travel have been submitted. As it stands the site does not have significant access to sustainable transport or active travel modes (walking and cycling), but the scale of development makes some improvement likely/necessary, which will lessen the impact. Noting the site will still remaining a location detached form services and facilities, effects on this SA Objective are considered to be minor negative.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need. Submission documents indicate a proposal for 100+ dwellings, which could make some contribution to the Districts housing supply, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • The impact on this SA Objective is expected to be a major positive effect.
SO15	HEALTH & WELLBEING					• The nearest health services are in Polegate however these are not readily accessible to the site. • The Eastbourne, Hailsham and Seaford CCG serving the area has identified that early stages of future health service development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. The quantum of development here may necessitate contribution towards this health provision. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish assessed to experience this deficiency. • The scale and quantum of development proposed will result in the on site provision of open space and play provision, in addition to making contribution towards wider youth

SUSTAINABILITY OBJECTIVE		Effects				Site No: 204/1510 Name: Cophall Farm, Baytree Lane, Polegate
		S	M	L	Overall	Commentary
						and adult needs across the Parish. However, submission documents specifically state there will be no specific contribution to Green Infrastructure. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially. The proposal makes contribution towards this healthcare, as well as needing to provide some levels of Green Infrastructure and open/play space to be policy compliant, but noting the site remains detached from any settlement and the services it provides that benefit health and wellbeing, this brings only a minor positive effect on this SA in the medium to long term.
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 and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Polegate via walking and bus services, if pedestrian access can be achieved. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development includes options for mixed use development, including provision of employment land. • Therefore, a minor positive effect is expected on this SA Objective.
SO19	TOWN &					• The site is isolated and detached from any identified settlement or local facilities and amenities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 204/1510 Name: Cophall Farm, Baytree Lane, Polegate
		S	M	L	Overall	Commentary
	VILLAGE CENTRES					• The site is not readily accessible to pedestrians currently and there are limited attractive footpaths links to services and facilities in Polegate, and very limited bus service provision to town and village centres and services beyond. • Submission documents refer to retail and leisure provision being made on part of the site. This will need to be balanced against further provision of retail services in this area, and affect on the High Street/retail services in nearby Polegate. • There is a lack of detail as to how the site would be made accessible to a village or town centre at this time and therefore the impact on this SA Objective is considered to be minor negative.
SO20	EDUCATION & SKILLS					• There will be the potential through local job creation during construction to improve skills and training in construction related apprenticeships, which will be over a significant number of years for a development of this scale. • The nearest school provision is in Polegate and Willingdon areas, east and south of the site. However the site has no connectivity to either. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school on the Mornings Mill site, in the southern part of Polegate There is no shortfall in early years and secondary provision. • Development of this scale would contribute towards provision of that primary education infrastructure, but present challenges in how children on site access it, unless suitable access and connectivity is provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure.

SUMMARY OF RESULTS:	Site No:204/1510	Name: Cophall Farm, Baytree Lane, Polegate																		
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	The site does not conform with the overall spatial strategy for the district as it is detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site and to the west of the A27/A22 area. Should this site come forward for development further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Polegate. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. **Major positive effects: SO14 Housing** Development of the site will make a significant contribution to the district's housing need. It will provide housing and enhanced affordable housing provision. **Minor positive effects: SO8 Green & Blue Infrastructure; SO15 Health & Wellbeing, S18 Economy & Employment and SO20 Education & Skills** The development of the site would contribute to green infrastructure, and associated development on site will include amenity space and play provision, which will contribute to health outcomes. The scale of development will likely make contributions to health and education infrastructure. In addition, if employment space were provided in redevelopment, as set out in submissions, this would increase employment floorspace provision in the District. **Major negative effects: SO7 Pollution,** and **SO10 Landscape and Townscape** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, and has limited access to sustainable transport links, major negative effects are expected on pollution, from the car dependency arising as a result of development. Negative effects arise due to noise and light pollution also. The site is located adjacent to the South Downs National Park, in a rural area, with views of the High Weald landscape, leading to likely significant landscape effects from development of the scale and location proposed. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO13 Travel and Accessibility; and SO19 Town & Village** The isolated location of the site, detached from any settlement and amenities, with limited transport options other than by private car, would have an impact on climate change and travel and accessibility effects. All development will result in an increase in

	waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect. **No significant effect: None** Svale of development means there is likely to be an affect across all assessment criteria. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation. The site is a large area of undulating land to the north west of Polegate adjacent to the A27/A22 junction roundabout. It comprises a large group of fields around Cophall Farm and several belts of mature vegetation. The east side of the site includes a developed area with highway service area including some commercial buildings. To the south and west beyond the site is an extensive area of farmland (mainly arable) which slopes down towards the south and includes Wootton Manor (Grade II listed Building and Historic Park). Further farmland (mainly pastoral) is located to the northeast of the site. To the north of the site is Ogg's Wood, which forms part of an extensive area of woodland much of which is Ancient Woodland. A PRoW passes through the north eastern part of the site. To the southeast of the site is the urban area of Polegate, which is enclosed by the A27 that wraps around the north and western edge of the settlement. The site is isolated and detached from any local facilities, amenities, and the main urban area of Polegate, including sustainable modes of travel such as the railway station at Polegate. The site lacks connectivity to Polegate and has been severed off by the A27 that is now duelled in this location. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development. There are particular constraints in terms of setting of the South Downs National Park, which is visible from the elevated parts of the site where there are long distance views over the tree belts to the upper slopes of the South Downs ridge in the south and towards the Pevensey Levels in the east, with glimpsed views to the High Weald also. The site is therefore considered unsuitable for housing growth.

SHELAA Ref: 241/1510 **SITE:** Land at Shepham Lane Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 241/1510 Name: Land at Shepham Lane, Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises 15.5ha of arable land, located to the north of Polegate, contained by residential development to the south and the A27 to the north, and the Cuckoo Trail (licensed bridleway) to the west. Residential development has been approved to the east. • Residential development is proposed, with a proposal for 500 dwellings on site. • Polegate is identified as an Urban Settlement (Type 2) in the Settlement Hierarchy, due to its mainline train station which offers a frequent and sustainable mode of transport, and provision of some services and facilities (including retail, education, and medical services) • The closest bus stops are located within 400-600m of the site to the east, south and west. The nearest railway station is located approximately 650m to the south-west of the site. • 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. • Development of the site is likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 241/1510 Name: Land at Shepham Lane, Polegate
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
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. • This is a greenfield site and the 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 not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • 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 flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 241/1510 Name: Land at Shepham Lane, Polegate
		S	M	L	Overall	Commentary
						• Development of this site will increase the demand for water consumption and wastewater treatment. Southern Water note that the site is within the Hailsham South water treat works catchment, however this site does not have network capacity, therefore reinforcements would need to be delivered ahead of occupation. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • 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 classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • It is noteworthy that the site slopes down from south to north towards the A27 (Polegate Bypass). Development on any site with sloping ground levels will result in more cut and fill, and soil movement across site, and potentially increase subsequent waste removal from site. However, it is also noted that this site abuts the A27 to the north, with notable traffic noise, that will need to be mitigated potentially through construction of a bund to this northern section of the site. This may affect soil deposition and/or require soil importation to site, to be considered when full details of development are known.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 241/1510 Name: Land at Shepham Lane, Polegate
		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 / erosion 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 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. During construction, this will require consideration of soil/waste disposal or retention onsite, taking account of ground levels and potential bund to screen adjacent road noise. • 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 is within an area classed as being 'brighter' (almost brightest) by CPREs light pollution mapping. The site is also bound by development to the south and the main A27 to the north, meaning it is not in a tranquil location, and any light pollution may be seen in context of that existing development. • Notwithstanding this, the site is still of notable size and in a peripheral location to the north of Polegate, where there is some landscape sensitivity and potential long views to the High Weald National Landscape Area. Mitigation and careful design will therefore be required to prevent further light pollution form 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 241/1510 Name: Land at Shepham Lane, Polegate
		S	M	L	Overall	Commentary
						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 and operation, 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 50m of the nearest bus stop and within walking distance of mainline train station, but the site has no existing pedestrian access to access these. If this can be resolved then this provides viable alternative modes of transport for future residents to using their car, which could help reduce air pollution. • The site abuts the A27 to the north, the main trunk road east-west through this part of the District, connecting key settlements in East Sussex. Development adjacent to this road will likely experience significant noise pollution, especially noting the topography of the land also. This will require mitigation to avoid any adverse impact, through use of bunds, buffer zones, careful layout and design, and suitable construction. • A significant pylon route goes through the central eastern part of the site and, as it may not be feasible to divert these overhead lines, the developable area must be reduced accordingly. • Other policies within the Local Plan will also address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, the effects are considered to be uncertain until full detail of the scheme and mitigation measures to address light and noise pollution are known. However, the size of the site gives opportunity for this mitigation and delivery of some development on parts of the site.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bound by mature trees and hedgerows. The woodland belt along the southern boundary of the site is covered by a tree preservation order (No. 20, 1985) and the woodland band along the western boundary of the site is designated priority habitat deciduous woodland.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 241/1510 Name: Land at Shepham Lane, Polegate
		S	M	L	Overall	Commentary
						• The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network, and would largely require retention, especially to the northern section of the site. • The site abuts the Cuckoo Trail to the south and west, and could provide enhanced linkages to this Trail which acts as a recreational green space, used for car free pedestrian and cycleways between Polegate and Heathfield in the north. The Trail is a licenced bridleway, but with the verdant setting meaning it is also a registered Biodiversity Action Area, and makes contribution to green space and setting of this part of the District. • The size of the site and likely scale of development would require on site provision of green infrastructure in the form of open spaces, as well as integration of these with surrounding features such as woodland and the designated cycleways, leading to increased provision of this green infrastructure in the locality. • Any development would also need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to 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. • The impact is considered to be minor positive, because although development of the site itself results in loss of some undeveloped land, the development would retain and enhance parts of the site for green space, and provide access to it, within close proximity of the centre of Polegate and via the Cuckoo Trail it abuts.
SO9	BIODIVERSITY					• The site is likely to have some biodiversity value, noting the greenfield nature of the site and priority habitat deciduous woodland along the western boundary of the site, and BOA 71, the Cuckoo Trail Habitat Link, forming the west and south boundaries of the site. • Development would need to provide a suitable space and buffers to protect these areas and the habitat they provide, and protected species they support. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 241/1510 Name: Land at Shepham Lane, Polegate
		S	M	L	Overall	Commentary
						• 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. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • Given the lack of detail as to the quantum of development, and mitigation necessary, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive to development due to its mixed agricultural character, with long views to the High Weald National Landscape and views to the Pevensey Levels from the north-east which increase sensitivity • Existing residential development abuts the site to the south, and development has been consented to the immediate east. This development would act as a continuation of that built form, infilling remaining space that abuts the A27, before development naturally terminates at the Cuckoo Trail to the west. Development would therefore integrate with this surrounding built form, but its very location on the northern periphery of the town, does require careful consideration in creating a new edge to development that is visible from sensitive landscape surrounding. • Subject to a suitable layout and design that takes account of these constraints, and appropriately reduces and softens development on this northern part of the site, impact could be mitigated to ensure development will not have an adverse effect on the landscape. • The site lies in close proximity to Polegate and adjacent to neighbouring development. Depending on the design and layout of any scheme, development is unlikely to have a significant impact on the townscape itself, although noting creating of a new 'edge' to the town will require careful assessment of matters such as height, form, and appropriate skyline.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 241/1510 Name: Land at Shepham Lane, Polegate
		S	M	L	Overall	Commentary
						• Given the sites location, and subject to suitable design and layout, the proposal would not have significant effect on this SA objective.
SO11	HISTORIC & CULTURAL HERITAGE					• There are two designated heritage assets located approximately 160m to the north of the site on the opposite side of the A27 (Polegate Bypass). They comprise the Grade II listed Otteham Court (list entry no. 1353410) and Grade II* listed the Chapel at Otteham Court to the north west of the house (list entry no. 1182639) . The remains of a Chapel at Otham Court are also a Scheduled Ancient Monument. • There is likely to be a significant degree of separation between the site and these heritage assets by virtue of the A27 (a four lane trunk road and its infrastructure) being located between the two. However, consideration would still need to be given to the setting of these buildings, the relationship between sites and the intervening characteristics of the area, affected by matters such as topography and landscape features. • Whilst unlikely to lead to significant or adverse effects, without further detail on extent of development, levels and scale/height proposed, impact on this SA objective is currently uncertain.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is no existing vehicular or pedestrian access to the site. Development is therefore dependant on access being provided which could be potentially created along either the pedestrianised section of Shepham Lane, or the existing residential development to the south of the site (North Close) although this would require the removal of existing mature trees. Furthermore, vehicular access could also be created through the adjoining land

SUSTAINABILITY OBJECTIVE		Effects				Site No: 241/1510 Name: Land at Shepham Lane, Polegate
		S	M	L	Overall	Commentary
						parcel on the site's eastern boundary, where outline planning permission for 108 dwellings under planning reference WD/2016/3047/MAO has been approved. • The site is located to the north of Polegate, within 600m of the northern part of the High Street, if accessed via the Cuckoo Trail which forms the western boundary. The Cuckoo Trail provides a car free pedestrian and cycle access to nearby locations such as Polegate primary School, as well as linking with areas such as the High Street and all services and facilities available. This siting creates significant opportunity for walking and safe permeability for pedestrians and cyclists, along a dedicated bridleway, reducing the need to travel by car. • The closest bus stops are located within 400-600m of the site to the east, south and west of the site, with buses available approximately 8 times per hour, in peak hours. These buses serve areas such as Hastings, Uckfield, Hailsham and Heathfield, and include services to local retail areas in Langney and Pevensey Bay. This provides good direct connectivity to a range of services and facilities. • The site is also within 800m of Polegate Train Station, located to the south, which provides services to London and the south coast, multiple times per hour. This gives access to various employment centres via this sustainable transport mode. • The quantum of development onsite will require provision of open space and play areas, accessible through the site on foot, reducing the need to travel off site. These areas which also be accessible to neighbouring areas, through pedestrian connectivity on and off site. • Subject to the site being able to secure acceptable vehicular and pedestrian access through adjacent land, the site is in a highly sustainable location with a good level of pedestrian connectivity and public transport infrastructure. • No detail is given of enhancement to current public transport provision, but dependant on scale of development, improvements may be required to further encourage use, and details should be considered via a Travel Plan. • It is considered that there are reasonable means of achieving access to sustainable travel to / from the site, and enhancements are provided by provision of additional village services and amenities on site, and by providing connectivity to them, encouraging access by non car modes of travel, bringing a minor positive effect on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 241/1510 Name: Land at Shepham Lane, Polegate
		S	M	L	Overall	Commentary
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need. Submission documents indicate a proposal for 500 dwellings, which even if significantly reduced to account for more limited development in the constrained areas of the site (to the east and north), could still make a significant contribution to the Districts housing needs. • Furthermore, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. 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 to the south west of the site, either end of Polegate High Street, at Downlands Medical centre and Manor Park medical Centre. Both are within 900m of the south west corner of the site, a level 10 minute walk. Other health facilities are also located close to this including two pharmacies and two dental practices. • The Eastbourne, Hailsham and Seaford CCG has identified that early stages of future health service development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. The quantum of development here may necessitate contribution towards this health provision. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish assessed to experience this deficiency.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 241/1510 Name: Land at Shepham Lane, Polegate
		S	M	L	Overall	Commentary
						• The scale and quantum of development likely will result in the on site provision of open space and play provision, in addition to making contribution towards wider youth and adult needs across the Parish. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially, but there is provision nearby. The proposal also makes contribution towards this healthcare, as well as providing open space and play provision, and contributions to these, thus long term the effects on this SA Objective are likely to be minor positive.
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 and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Polegate via walking and bus services, if pedestrian access can be achieved. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
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 &					• The site is not proposing any retail floorspace.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 241/1510 Name: Land at Shepham Lane, Polegate
		S	M	L	Overall	Commentary
	VILLAGE CENTRES					• The site does not contain any existing retail floorspace so there is no loss. • Development of the site would place new residents within a short journey time of services and facilities in Polegate. However, Polegate High Street is likely to continue in terms of viability and vitality with or without this site. • No significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • Polegate Primary School site is located less than 100m from the site, and it would be a 350m walk, along a car free pedestrian route, to access the school itself. • Willingdon Community Secondary School is located on the southern side of Polegate, 2km away, within the Willingdon settlement, accessible via the bus stops to the south of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school on the Mornings Mill site, south of this development site. There is no shortfall in early years and secondary provision. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure which will deliver a new primary school in the immediate area.

SUMMARY OF RESULTS:	Site No: 241/1510	Name: Land at Shepham Lane, Polegate																		
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	The site does not currently benefit from planning permission nor any application for development. Polegate is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the northern periphery of Polegate, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. This site falls within that proposed development boundary and is bounded by residential development. The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk and SO14 Housing** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. Development of the site will also contribute to the district's housing need. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Minor positive effects: SO8 Green & Blue Infrastructure, SO13 Travel & Accessibility, SO15 Health & Wellbeing, and SO20 Education & Skills** The development of the site would contribute to green infrastructure, as well as increased connectivity between the site and Cuckoo Trail, enhancing accessibility to this space and increasing opportunities for sustainable travel options. Associated development on site will include amenity space and play provision, which will contribute to health outcomes, and the scale of development will make contributions to health and education infrastructure. **Major negative effects:** None **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 and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; and SO19 Town & Village Centre** 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 proposal for the site is for 500 (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 240 (net) dwellings and has been proposed for allocation on this basis. A significant pylon route goes through the central eastern part of the site and, as it may not be feasible to divert these overhead lines, the developable area has been reduced accordingly. Similarly, constraints to the northern part of the site (road noise and impact, landscape views, provision of a bund) may also reduce development possibilities in this area. The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive to development, due in part to it being integrated into the existing settlement, and development would have limited visual impact on the wider landscape. However, there are significant views of the Pevensey Levels available from the southeastern portion of the site and the site slopes down from north to south towards the A27, where significant bunding/landscaping would need to be incorporated into the design of any scheme to mitigate road noise. There is currently no vehicular access to the site, although, this could be potentially created along either the pedestrianised section of Shepham Lane, or the existing residential development to the south of the site (North Close) although this would require the removal of existing mature trees. Furthermore, vehicular access could also be created through the adjoining land parcel on the site's eastern boundary, where outline planning permission for 108 dwellings under planning reference WD/2016/3047/MAO has been approved. A further transport assessment would be required, particularly as the potential quantum of development is likely to have an impact on the wider local highway network, for which mitigation may be required. Any proposed development should carefully consider the relationship between the site, the existing settlement of Polegate and consented development to the east and west. Southern Water note that the site is within the Hailsham South water treat works catchment, however this site does not have network capacity, therefore reinforcements would need to be delivered ahead of occupation.

SHELAA Ref: 255/1510 **SITE:** Land at and adjoining Honey Farm, Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 255/1510 Name: Land at and adjoining Honey Farm, Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is located to the west of Polegate, forming 41.5ha of largely agricultural land, with a small commercial area in the centre of the site and allotment gardens to the immediate north. • There are no detailed submissions for development proposals, but residential use and development is proposed. • The site is bounded by the A27 to the south and east of the site, the latter duelled in this location. • The site falls within the parish of Polegate but is completely segregated from the town, and any residential development, by the transport routes that abut the site to the south and east. Although close geographically, these routes dissect the area and isolate the site from this nearby development. • The site is detached from Polegate (a sustainable settlement as defined in the Settlement Hierarchy) by the A27 and is therefore isolated from local services, facilities, and public transport. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement, nor within reach of it via public transport or non car modes of transport, and is outside any proposed development boundary. • The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some slight degree. • The scale of development may provide opportunities to provide a mixed use development and/or provision or some services on site. This may reduce the need to travel off site to some degree. There are also some commercial uses, and leisure facilities, and small convenience retail store, to the north of the site at Cophall roundabout. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 255/1510 Name: Land at and adjoining Honey Farm, Polegate
		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. • 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. • All development will result in an increase in greenhouse gas emissions, however given the scale of potential development here, the isolated location of the site, and the lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, potentially somewhat mitigated by the detail of the scheme to be put forward.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies largely within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment, but with some land in Flood Zone 3 and at risk from surface water flooding. • This is a greenfield site and the 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 largely within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. However, part of the south eastern corner of the site falls within Flood Zone 3. A large central portion of the site also falls into a predicted future undefended Flood Zone 3. • The southern portion of the site is bisected by a surface water flood risk zone running east to west. Much of the northeastern corner of the site also falls into this risk zone. • The site is not within an area of groundwater concern.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 255/1510 Name: Land at and adjoining Honey Farm, Polegate
		S	M	L	Overall	Commentary
						• Residential development would not be appropriate within these flood zones, and may affect access to and across parts of the site, creating challenges with suitable access that would be safe for use/egress in the event of a flooding event. This may prohibit development further, but not in entirety, noting the significant area of the site that is safe and reasonable to develop outside these flood zones. • The development proposed on the site is therefore suitable in principle, however a sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding. • 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 partly at risk of flooding, but noting some potential areas unaffected, the impact on this SA Objective is likely to be minor negative over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 255/1510 Name: Land at and adjoining Honey Farm, Polegate
		S	M	L	Overall	Commentary
						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 classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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 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 majority of the site, particularly to the east, site is largely within areas classed as 'brighter – brightest'' by CPREs light pollution mapping. The western most parts of the site fall just below this category, with land to the west adjoining areas designated as 'darkest.' This highlights the transitionary nature of the site, between rural areas to the west, and urban to the east. • This fringe location is echoed with the 2023 Landscape Sensitivity Assessment. The landscape was assessed as part of the Polegate West and North Assessment Unit, where woodland, countryside setting, the South Downs National Park and heritage assets increase sensitivity. Proximity to the A27/A22 and development associated with Cophall services north of the site, and the A27 and railway line, reduce sensitivities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 255/1510 Name: Land at and adjoining Honey Farm, Polegate
		S	M	L	Overall	Commentary
						• There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution. On this site, this will be both during construction phase, but also throughout the lifetime of development, due to the location of the site and segregation from other settlements. Development will be car reliant to some extent, and will increase traffic in the area, and add to the already congested Polegate/Willingdon/A27/A22 interchange that abuts the site. • This interchange and nearby traffic congestion has potential to affect future residents of the development, both through air and noise pollution. • The site abuts the A27 to the east, the main trunk road east-west through this part of the District, connecting key settlements in East Sussex. The site also abuts a main train line to the south of the site, with a further part of the A27 then located adjacent to this. Development along the east and south parts of the site, adjacent to this road and railway line will likely experience significant noise pollution. This will require mitigation to avoid any adverse impact, through careful layout and design, including potential noise barriers, and suitable construction. • Other policies within the Local Plan will also address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be major negative as a result of increases in pollution arising from development, and the impact of existing pollution being worsened, affecting future residents of the development. The location of the site in a peripheral semi rural location, nearby the SDNP and designated heritage asset, may cause increased light pollution, affecting setting and having an adverse impact on dark skies to the west of the site. The location adjacent to road and rail presents noise pollution issues also. Whilst some mitigation may be possible, it is unlikely to resolve these issues in entirety.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 255/1510 Name: Land at and adjoining Honey Farm, Polegate
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is crossed and bounded by multiple rows of mature deciduous trees and hedgerows. which contribute towards the green infrastructure network of the site as well as to the wider area. • The size of the site and scale of development will require some on site provision of green infrastructure in the form of open spaces, play space, and protection of natural features throughout the site. This would lead to increased provision of this green infrastructure in the locality. However, the segregated nature of the site limits the value of this, preventing connectivity and wider benefits. • Any development would also need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to 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. • The impact is considered to be minor positive as the development would bring biodiversity net gain, and significant improvements in Green Infrastructure provision due to the scale of development on site.
SO9	BIODIVERSITY					• The site is likely to have some notable biodiversity value, noting the greenfield nature of the site, landscape features, and deciduous woodland priority habitat along the western boundary and in the north section of the site. There is also BOA to the west. Development would need to provide a suitable space and buffers to protect these areas and the habitat they provide. • Development would need to provide a suitable space and buffers to protect these areas and the habitat they provide. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 255/1510 Name: Land at and adjoining Honey Farm, Polegate
		S	M	L	Overall	Commentary
						• No detailed scheme for the site has been put forward but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • Given the lack of detail as to the quantum of development and mitigation necessary, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states the site is moderately to highly sensitive to development within the northern and eastern parts of the site, lowering to moderately sensitive in the southern part. • It is stated that '*The site(s) are separated from the existing settlement edge of Polegate by the A22 to the east and the A27 and railway line to the south, which increases their sensitivity to development. The west of the sites provides a landscape setting to the historic Wootton Manor Registered Park and Garden, and there is considerable intervisibility with the rising slopes of the South Downs National Park to the south of the sites. These factors also increase sensitivity. The limited presence of historic and semi-natural features within the sites and their proximity to the railway line, A22 and A27 reduce the sense of tranquillity and decreases their sensitivity.*' • Developing this site would introduce significant built form into a largely rural area that is segregated from the main core of the town. Although residential development exists to the south and east of the A27, that development extends further into the main settlement of Polegate down to Willingdon, reading as part of the main settlement pattern. In contrast, development of this site would extend west of the A27, which acts as a natural barrier to further development into the rural surrounds of the town. The scale of development and extant of the site would considerably alter the character of the locality, resulting in a loss of substantial countryside that buffers the area and gives a rural setting to settlements nearby. A frontage to the A27 of this extent, to the northern side of the road, would be alien and development out of character. • Given the scale of development proposed, it is likely that development would also have a potential significant impact on the wider landscape and be highly visible to/from the South Downs National Park (SDNP). This is exacerbated by topography of the site. There are no details of the proposed scheme, and landscape mitigation measures which could be implemented. However, it is considered unlikely that this would substantially reduce the negative effects on the landscape.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 255/1510 Name: Land at and adjoining Honey Farm, Polegate
		S	M	L	Overall	Commentary
						• There is considerable intervisibility between the site and the SDN. The location and scale of the site may affect setting of the Park, at its eastern gateway. • It is noted development would be seen in context of some development south of the A27, and commercial development nearby. However, the extent and quantum of development, all in a segregated location, would not be tempered significantly by this. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Due to the lack of a detailed scheme for the site, but accounting for the semi rural character of the immediate area, separated from the townscape and with no development fronting the highway in the locality, within the periphery of the SDNP, the effect on this SA Objective is considered to be major negative.
SO11	HISTORIC & CULTURAL HERITAGE					• The western boundary of the site lies within 150m of Wootton Manor Grade II Listed Registered Park and Gardens. Further west is a cluster of Grade II and Grade II* Listed Buildings within the Registered Park and Gardens. • The listing entry states that '*Wootton Manor, with gardens of c 2ha, is set in an area of c 25.5ha of park and farmland forming the registered site. The site lies in a rural area of East Sussex…. The house stands on a greensand ridge that slopes gently to the south with views to the Downs…. To the east and south of the house is the `front park', consisting of fields under permanent pasture, planted as parkland from the early C19. The fields to the south, south-east, and east (Little Stroods, Great Stroods, Chambers Piece, Hall Field) are ancient meadows, and the field to the south-west (Cherry Croft) was cultivated prior to the early C20. The park is bounded by a belt of trees along the southern edge and in the south-west corner, and planted with single mature specimen trees.'* • The setting of these designated heritage assets is therefore largely derived from the context they are set within, and the rural locality surrounding. Development in such close proximity to the boundary of this Registered Park and Garden would potentially erode that rural locality and setting of the site. Even if mitigation were achieved in setting built form back from this edge, the creation of a new settlement adjacent to this heritage asset

SUSTAINABILITY OBJECTIVE		Effects				Site No: 255/1510 Name: Land at and adjoining Honey Farm, Polegate
		S	M	L	Overall	Commentary
						would likely have an impact on understanding the relationship of that asset to surroundings, and its historic evolution and context. • Given the scale of the site and quantum of development, the fact it adjoins the Registered Park and Gardens, there is likely to be major negative significant effects on this SA objective.
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 is currently detached from Polegate by the A27. A trainline south of the site prevents any access to the south, and access directly onto the A27/Cophall roundabout would only be suitable subject to significant infrastructure improvements to deal with the sites severance with Polegate (through a grade separated junction at Cophall Roundabout and associated road infrastructure). • The site does not currently benefit from significant pedestrian links into Polegate and would be separated by the A27. A pedestrian footway only exists along the northernmost 130 meters of the site, between the allotment garden entrance and Cophall roundabout. This connects to a footway around part of the roundabout and a pedestrian crossing that then links with footways into Polegate town centre. However, this is a 1.5km walk into the centre of town, (to Polegate train station) across busy roadways, which may not be favourable for the elderly, infirm or those with wheelchair/pushchair/children in tow. • Cycleways are not included along the A27/A22 road network to the immediate east and north of the site, and cycling on road is unlikely to be favourable due to amount of traffic and road conditions. There are dedicated cycleways nearby, at the Cuckoo Trail and the A27 cycleway east-west, but these are not easily accessible from the site. • A bus stop is located on the southbound carriageway to the east of the site, 160m south of the Cophall Farm roundabout. This provides a service every half an hour into Eastbourne to the south. However, the bus stop on the northbound carriageway is

SUSTAINABILITY OBJECTIVE		Effects				Site No: 255/1510 Name: Land at and adjoining Honey Farm, Polegate
		S	M	L	Overall	Commentary
						currently out of use, failing to provide any services to Hailsham and northern areas beyond. • Polegate town itself includes Polegate railway station, which provides multiple trains per hour to London and across the south coast, connecting well to wider employment opportunities. • No detail is given of enhancement to current public transport provision, or accessibility options, but these are likely to be required in combination with any other improvements/sites being delivered. The scale of development could facilitate some improvements, enabling some mitigation of issues currently faced with site constraints and surroundings. • No details for sustainable travel have been submitted. As it stands the site has very limited access to sustainable transport or active travel modes (walking and cycling), with only one footway to the northernmost part of the site, providing limited connectivity. Given this, the location of the site and characteristics of surroundings, the effects on this SA Objective are considered to be major negative at this time.
SO14	HOUSING					• The development has the potential to significantly contribute to the district's identified housing need, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • Although no detail is provided in submission documents, a development of this scale has potential to contribute towards affordable housing, and custom/self building, with a housing mix and tenure types as required by Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect.
SO15	HEALTH & WELLBEING					• The nearest health services are in Polegate however these are not accessible to the site. • The Eastbourne, Hailsham and Seaford CCG serving the area has identified that early stages of future health service development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need

SUSTAINABILITY OBJECTIVE		Effects				Site No: 255/1510 Name: Land at and adjoining Honey Farm, Polegate
		S	M	L	Overall	Commentary
						to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish assessed to experience this deficiency. • The scale and quantum of development will result in some on site provision of open space and play provision, in addition to making contribution towards wider youth and adult needs across the Parish. • The site is not proposing any health and wellbeing facilities however it will require on-site open and recreational space which will help to improve people's health and wellbeing. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially. The proposal would also make contribution towards healthcare, as well as providing open space and play provision, and contributions to these, thus long term the effects on this SA Objective are likely to be minor positive.
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 and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Polegate via walking and bus services, if pedestrian access can be achieved.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 255/1510 Name: Land at and adjoining Honey Farm, Polegate
		S	M	L	Overall	Commentary
						• With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• There are limited details on the proposed development in submission documents, but a housing only development will have no impact on employment floorspace provision long term. • There will be some employment arising during construction of development. • Therefore, a minor positive effect is expected on this SA Objective initially, with no significant effect overall.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from any identified settlement or local facilities and amenities. • The site is not readily accessible to pedestrians currently and there are limited attractive footpaths links to services and facilities in Polegate, and very limited bus service provision to town and village centres and services beyond. • There is a lack of detail as to how the site would be made accessible to a village or town centre at this time and therefore the impact on this SA Objective is considered to be minor negative.
SO20	EDUCATION & SKILLS					• There will be the potential through local job creation during construction to improve skills and training in construction related apprenticeships, which will be over a significant number of years for a development of this scale. • The nearest school provision is in Polegate and Willingdon areas, east and south of the site. However the site has no connectivity to either. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school on the Mornings Mill site, south of this development site. There is no shortfall in early years and secondary provision.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 255/1510 Name: Land at and adjoining Honey Farm, Polegate
		S	M	L	Overall	Commentary
						• Development of this scale would contribute towards provision of that primary education infrastructure, but present challenges in how children on site access it, unless suitable access and connectivity is provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure.

SUMMARY OF RESULTS:	Site No:255/1510	Name: Land at and adjoining Honey Farm, Polegate																		
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	The site does not conform with the overall spatial strategy for the district as it is detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site and to the west of the A27/A22 area. 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, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Polegate. Therefore, the site does not conform to the overall spatial strategy for the district. **Major positive effects: SO14 Housing** Development of the site will contribute to the district's housing need. It will provide housing and some enhanced affordable housing provision. **Minor positive effects: SO8 Green & Blue Infrastructure; SO15 Health & Wellbeing; and SO20 Education & Skills** The development of the site would contribute to green infrastructure, and associated development on site will include amenity space and play provision, which will contribute to health outcomes. The scale of development will make contributions to health and education infrastructure. **Major negative effects: SO7 Pollution, SO10 Landscape and Townscape; and SO11 Historic & Cultural Heritage and SO13 Travel and Accessibility** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, and has limited access to sustainable transport links, major negative effects are expected on climate change and pollution, and travel and accessibility, from the car dependency arising as a result of development. The site is located adjacent to the South Downs National Park, and adjacent to designated heritage assets, including Registered Park and Gardens. Developing this site would introduce significant built form into a largely rural area, affecting setting of these designated sites and the Park, causing harm that is unlikely to be suitably mitigated. **Minor negative effects: SO1 Climate Change Mitigation; SO3 Flood Risk; SO6 Waste; and SO19 Town & Village** The site includes a small parcel of land in Flood Zone 3 and is liable to surface water flooding, both of which require assessment, including to effects of providing access on site, and any necessary mitigation for surface water impact. All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The

	isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, and impacts on climate change mitigation. **No significant effect: SO18 Economy & Employment** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation. The site is isolated and detached from any local facilities, amenities, and the main urban area of Polegate, including sustainable modes of travel. The site lacks connectivity to Polegate and has been severed off by the A27 to the south and east of the site. Development would be out of character with the locality, and there are particular constraints in terms of the landscape setting of the South Downs National Park, which lies in close proximity to the site's southern boundary. The impact on the setting of the listed buildings forming Wootton Manor located to the west of the site, the Historic Park and Garden, is a key consideration and the scale and extant of development may lead to significant adverse impacts. The site is not in conformity with the overall spatial strategy for the district as it is not located within a sustainable settlement and has limited sustainable travel access to Polegate. Whilst the scale of proposed development put forward could address some issues, it is felt that at this time there is insufficient detail to confidently state that access issues and the isolated nature of the site can be suitably mitigated. It is considered that the major and minor positive effects do not outweigh the major negative effects, and that there are other sites more suitable to meet the Council's housing needs in line with the spatial strategy. For these reasons, development is not supported.

SHELAA Ref: 257/1510 **SITE:** Land Adjacent to Cophall Farm, Eastbourne Road, Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 257/1510 Name: Land adjacent to Cophall Farm, Eastbourne Road Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• This is a site consisting of 7.8 hectares of land, located to the west of Polegate. • The site comprises agricultural land, isolated and detached, with a single width access track to it. • Residential development is proposed, but with access necessary through neighbouring land. • The site falls within the parish of Polegate but is completely segregated from the town, and any residential development, by the A27 to the east. Although close geographically, these routes dissect the area and isolate the site from this nearby settlement. • The site is therefore isolated from local services, facilities, and public transport. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement, nor within easy reach of it via public transport or non car modes of transport, and is outside any proposed development boundary. • The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some slight degree. • 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. • 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. • 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. • All development will result in an increase in greenhouse gas emissions, however given the total lack of access to sustainable transport, a major negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although these will be

SUSTAINABILITY OBJECTIVE		Effects				Site No: 257/1510 Name: Land adjacent to Cophall Farm, Eastbourne Road Polegate
		S	M	L	Overall	Commentary
						limited if development is delivered in isolation, due to the small scale nature of the site. A residual negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• This is a greenfield site and the 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. • The extent of the site does allow for opportunities to deliver nature based solutions to climate change. • 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. The impact on this SA Objective is uncertain at this stage over all timeframes, without detail of development being submitted.
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 on site, although surface water flooding is evident in the locality. Given that access to the site would have to be taken through a neighbouring development site, this access and potential flood risks would need to be considered. • The site is not within an area of groundwater concern. • Development proposed on the site is therefore suitable in principle, however mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that the site access may be at risk from flooding, the effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 257/1510 Name: Land adjacent to Cophall Farm, Eastbourne Road Polegate
		S	M	L	Overall	Commentary
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, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • 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 classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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 uncertain at this stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 257/1510 Name: Land adjacent to Cophall Farm, Eastbourne Road Polegate
		S	M	L	Overall	Commentary
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					• Parts of the eastern part of the site fall within areas classed as 'brighter' by CPREs light pollution mapping. However, the western part of the site and areas to the west and north fall within the 'Darker' categories, highlighting the transitionary nature of the site, between rural areas to the west and north , and urban to the east. • This fringe location is echoed with the 2023 Landscape Sensitivity Assessment identifying the landscape as being moderate to highly sensitive, partly due to this semi rural location, wooded surrounds, intervisibility with the South Downs National Park to the south and glimpsed views to the High Weal National Landscape to the north. • 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. On this site, this will be both during construction phase, but also throughout the lifetime of development, due to the location of the site and segregation from other settlements. Development will be car reliant to some extent, and will increase traffic in the area. • This highway characteristics and nearby traffic congestion has potential to affect future residents of the development, both through air and noise pollution, although noting some set back from the immediate areas adjacent to the highway. • Other policies within the Local Plan will also address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be major negative as a result of increases in air pollution, and the lack of sustainable transport options to reduce this. The location of the site in a peripheral semi rural location, nearby the SDNP, in a location detached

SUSTAINABILITY OBJECTIVE		Effects				Site No: 257/1510 Name: Land adjacent to Cophall Farm, Eastbourne Road Polegate
		S	M	L	Overall	Commentary
						from existing development may cause increased light pollution, affecting setting and having an adverse impact on dark skies to the west of the site
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bound by mature trees and hedgerows, which contribute towards the green infrastructure network of the site as well as to the wider area. • The size of the site and scale of development would require on site provision of green infrastructure, likely in various forms, with submission documents specifically referring to provision of this and provision of features such as a publicly accessible park also. This development would lead to increased provision of this green infrastructure in the locality. However, the segregated nature of the site limits the value of this, preventing connectivity and benefits to the wider area and population. • Any development would also need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to 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. • The impact is considered to be minor positive as the development would bring biodiversity net gain, and some improvements in Green Infrastructure provision. However, the segregation of this site limits value somewhat, preventing a more major effect on this SA objective.
SO9	BIODIVERSITY					• The site is likely to have some notable biodiversity value, noting the greenfield nature of the site, and designations adjoining the site, including a BOA to the west and Deciduous Woodland Priority Habitat to the north. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 257/1510 Name: Land adjacent to Cophall Farm, Eastbourne Road Polegate
		S	M	L	Overall	Commentary
						• No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • Given the lack of detail as to the quantum of development and mitigation necessary, and noting designations on and adjacent to the site, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the landscape is of moderate to higher sensitivity, with a higher landscape sensitivity to medium scale residential or commercial/industrial development types. • The landscape was assessed as part of the Polegate West and North Assessment Unit, where it is stated *'Like the wider assessment unit, historic assart field patterns in the north (Sites 204/1510, 1069/1510), and the setting provided to Wootton Manor Registered Park and Garden to the west (from Sites 255/1510 and 1065/1510) increase sensitivity. Unlike the wider assessment unit, the sites are located on gently rising, open, south-facing slopes which become visually prominent in the north and have intervisibility with, and long-distance views over tree belts to the upper slopes of the South Downs National Park. The South Downs National Park is highly visible from the elevated parts of Site 1069/1510, particularly where the topography of the site slopes upwards towards a ridge in the centre and north of the site. There are also long-distance views to the wooded backdrop of the High Weald AONB from the centre of Sites 204/1510 and 1069/1510, which increases their sensitivity to development. Unlike the wider assessment unit, there is public access to the sites in the north which increases sensitivity. Like the wider assessment unit, the sites are separated from the western settlement edge of Polegate by the wooded A22 corridor which forms a strong boundary feature which increases sensitivity.'* The assessment goes on to identify that the proximity to the A22, and the A27 and railway line, reduce sensitivities. • Developing this site would introduce significant built form into a rural area that is segregated from any settlement. In addition, the backland nature of the site, with no access, means if delivered in isolation, development would appear out of character with surrounding land uses and alien in context. If delivered with neighbouring development, it would encroach into the countryside that gives a rural setting to towns nearby.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 257/1510 Name: Land adjacent to Cophall Farm, Eastbourne Road Polegate
		S	M	L	Overall	Commentary
						• Given the scale of development proposed, it is likely that development would also have a potential significant impact on the wider landscape and be highly visible to/from the South Downs National Park (SDNP). There are no details of the proposed scheme, and landscape mitigation measures which could be implemented. However, it is considered unlikely that this would substantially reduce the negative effects on the landscape. • It is noted development would be seen in context of some development on the A22/A27, but given the extent and quantum of development, all in an isolated location, would not be tempered significantly by these matters. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Due to the lack of a detailed scheme for the site, but accounting for the scale of development proposed and the rural character of the immediate area, separated from the townscape and within the setting of the SDNP, the effect on this SA Objective is considered to be major negative. It is acknowledged that significant landscape mitigation could negate some negative effects.
SO11	HISTORIC & CULTURAL HERITAGE					• The south is located within 250m of Wootton Manor Grade II Listed Registered Park and Gardens, with a cluster of Grade II and Grade II* Listed Buildings within the Registered Park and Gardens. • The listing entry states that '*Wootton Manor, with gardens of c 2ha, is set in an area of c 25.5ha of park and farmland forming the registered site. The site lies in a rural area of East Sussex…. The house stands on a greensand ridge that slopes gently to the south with views to the Downs…. To the east and south of the house is the `front park', consisting of fields under permanent pasture, planted as parkland from the early C19. The fields to the south, south-east, and east (Little Stroods, Great Stroods, Chambers Piece, Hall Field) are ancient meadows, and the field to the south-west (Cherry Croft) was cultivated prior to the early C20. The park is bounded by a belt of trees along the southern edge and in the south-west corner, and planted with single mature specimen trees.'* • The setting of these designated heritage assets is therefore largely derived from the context they are set within, and the rural locality surrounding. Development in such close

SUSTAINABILITY OBJECTIVE		Effects				Site No: 257/1510 Name: Land adjacent to Cophall Farm, Eastbourne Road Polegate
		S	M	L	Overall	Commentary
						proximity of the boundary of this Registered Park and Garden would potentially erode that rural locality and setting of the site. Even if mitigation were achieved in setting built form back from this edge, the creation of a large development, in an isolated location so close to this heritage asset would likely have an impact on understanding the relationship of that asset to surroundings, and its historic evolution and context. • Given the scale of the site and quantum of development, the fact it is sited in close proximity to Registered Park and Gardens, there is likely to be major negative significant effects on this SA objective.
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 is currently detached form Polegate by the A27 and isolated in location, with no suitable access to it. Although nearby the A27, access exists via a single width unmade track for agricultural vehicles only. • There is no access for pedestrians to enter or exit the site. There is also no footway to connect to until near to the Cophall Roundabout north east of the site, where a crossing point is located to access Polegate town. However, there is no footpath for future residents to access this. This prevents any pedestrian connectivity to and from the site, and subsequently any access to public transport options nearby. • Cycleways are not included along the A27/A22 road network to the east and north of the site, and cycling on road is unlikely to be favourable due to amount of traffic and road conditions. There are dedicated cycleways nearby, at the Cuckoo Trail and the A27 cycleway east-west, but these are not easily accessible from the site. • A bus stop is located on the southbound carriageway to the east of the site, 160m south of the Cophall Farm roundabout. This provides a service every half an hour into Eastbourne to the south. However, the bus stop on the northbound carriageway is currently out of use, failing to provide any services to Hailsham and northern areas

SUSTAINABILITY OBJECTIVE		Effects				Site No: 257/1510 Name: Land adjacent to Cophall Farm, Eastbourne Road Polegate
		S	M	L	Overall	Commentary
						beyond. Services are available north and southbound from Hailsham Road off Cophall roundabout, to which there is pedestrian connectivity. Again, there is no pedestrian connectivity to these bust stops to enable use. • Polegate town itself includes Polegate railway station, which provides multiple trains per hour to London and across the south coast, connecting well to wider employment opportunities. • No detail is given of enhancement to current public transport provision, or accessibility options, but these may be required in combination with any other improvements/sites being delivered. These are unlikely to be viable on delivery of this site in isolation. • No details for sustainable travel have been submitted. As it stands the site does not have any access, or potential for access, to sustainable transport or active travel modes (walking and cycling). Given this, the location of the site and characteristics of surroundings, the effects on this SA Objective are considered to be major negative at this time.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need. Submission documents do not indicate a quantum of development, but the site area of over 7 hectares suggest over 100 units will be delivered at usual density expectations in this area. • The impact on this SA Objective is expected to be a major positive effect.
SO15	HEALTH & WELLBEING					• The nearest health services are in Polegate however these are not readily accessible to the site. • The Eastbourne, Hailsham and Seaford CCG serving the area has identified that early stages of future health service development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. The quantum of development here may necessitate contribution towards this health provision. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need

SUSTAINABILITY OBJECTIVE		Effects				Site No: 257/1510 Name: Land adjacent to Cophall Farm, Eastbourne Road Polegate
		S	M	L	Overall	Commentary
						to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish assessed to experience this deficiency. • The scale and quantum of development proposed will result in the on site provision of open space and play provision, in addition to making contribution towards wider youth and adult needs across the Parish. However, submission documents specifically state there will be no specific contribution to Green Infrastructure. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially. The proposal makes contribution towards this healthcare, as well as needing to provide some levels of Green Infrastructure and open/play space to be policy compliant, but noting the site remains detached from any settlement and the services it provides that benefit health and wellbeing, this brings only a minor positive effect on this SA n the medium to long term.
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 and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Polegate via walking and bus services, if pedestrian access can be achieved.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 257/1510 Name: Land adjacent to Cophall Farm, Eastbourne Road Polegate
		S	M	L	Overall	Commentary
						• With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing development only, so will have no impact on employment floorspace provision long term. • There will be some employment arising during construction of development. • Therefore, a minor positive effect is expected on this SA Objective initially, with no significant effect overall.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from any identified settlement or local facilities and amenities. • The site is not readily accessible to pedestrians currently and there are limited attractive footpaths links to services and facilities in Polegate, and very limited bus service provision to town and village centres and services beyond. • Submission documents refer to retail and leisure provision being made on part of the site. This will need to be balanced against further provision of retail service sin this area, and affect on the High Street/retail services in nearby Polegate. • There is a lack of detail as to how the site would be made accessible to a village or town centre at this time and therefore the impact on this SA Objective is considered to be minor negative.
SO20	EDUCATION & SKILLS					• There will be the potential through local job creation during construction to improve skills and training in construction related apprenticeships, which will be over a significant number of years for a development of this scale. • The nearest school provision is in Polegate and Willingdon areas, east and south of the site. However the site has no connectivity to either. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school on the Mornings Mill site, in the southern part of Polegate There is no shortfall in early years and secondary provision.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 257/1510	Name: Land adjacent to Cophall Farm, Eastbourne Road Polegate
		S	M	L	Overall	Commentary	
						• Development of this scale would contribute towards provision of that primary education infrastructure, but present challenges in how children on site access it, unless suitable access and connectivity is provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure.	

SUMMARY OF RESULTS:	Site No: 257/1510	Name: Land adjacent to Cophall Farm, Eastbourne Road, Polegate																		
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	The site does not conform with the overall spatial strategy for the district as it is detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site and to the west of the A27/A22 area. Should this site come forward for development further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Polegate. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. **Major positive effects: SO14 Housing** Development of the site will make a significant contribution to the district's housing need. It will provide housing and enhanced affordable housing provision. **Minor positive effects: SO8 Green & Blue Infrastructure; SO15 Health & Wellbeing, and SO20 Education & Skills** The development of the site would contribute to green infrastructure, and associated development on site will include amenity space and play provision, which will contribute to health outcomes. The scale of development will likely make contributions to health and education infrastructure. **Major negative effects: SO1 Climate Change, SO7 Pollution, SO10 Landscape and Townscape; SO11 Historic and Cultural Heritage; and SO13 Travel and Accessibility** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, has no suitable vehicular or existing pedestrian access and no access to sustainable transport links, major negative effects are expected on travel and accessibility, and subsequently climate change and pollution, from the car dependency arising as a result of development. These issues are unlikely to be mitigated if development is forthcoming in isolation. In addition, the site is located adjacent to the South Downs National Park and designated heritage assets. Development would introduce significant built form into a rural area, affecting setting of these designated sites, causing harm that is unlikely to be suitably mitigated. **Minor negative effects: SO6 Waste; and SO19 Town & Village**

	All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect. **No significant effect: SO 18 Economy & Employment** Development has no significant effect on this SA objective. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation. This site is formed of agricultural land situated in an isolated and detached location to the west of the A27. The site is dependent upon a vehicular access from other adjoining SHELAA sites submitted and these sites have also not been considered suitable within this process. The site is also remote from local services and facilities in Polegate and housing development would be out of keeping with the rural location and would have an unacceptable impact on the wider landscape. Development here would be severed from the town by the duelled A27 in this location and would appear unrelated to it. The travel distances involved, and the practical difficulties of access, would increase car dependency and contribute to creating an unsuitable form of development. Development is out of character and impacts arising from proximity to the South Downs National Park and designated heritage assets may not be mitigated.

SHELAA Ref: 261/1510 **SITE:** Hindsland Fields (West), Eastbourne Road, Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 261/1510 Name: Hindsland Fields (West), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a disused and overgrown playing field, with a site area of 1.84ha in total, on the southern fringe of Polegate. • Residential development is proposed, but no indication of quantum of development is submitted. • Polegate is identified as an Urban Settlement (Type 2) in the Settlement Hierarchy, due to its mainline train station which offers a frequent and sustainable mode of transport, and provision of some services and facilities (including retail, education, and medical services) • The closest bus stops are located approximately 50m to the north west of the site along Eastbourne Road, but with no pedestrian access to them. The nearest railway station is approximately 0.8km to the north of the site. • 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. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

SUSTAINABILITY OBJECTIVE		Effects				Site No: 261/1510 Name: Hindsland Fields (West), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. • This is a greenfield site and the 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 not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • 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 flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 261/1510 Name: Hindsland Fields (West), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
						• The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • 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 classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 261/1510 Name: Hindsland Fields (West), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is within an area classed as being 'brighter' (almost brightest) by CPREs light pollution mapping. Given the size and location of the site, development is unlikely to introduce significant additional light pollution, however mitigation measures in line with other local plan policies will still be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, 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 50m of the nearest bus stop and within walking distance of mainline train station, but the site has no existing pedestrian access to access these. If this can be resolved then this provides viable alternative modes of transport for future residents to using their car, which could help reduce air pollution. • There are no sources of noise pollution affecting the site. • The site is on the periphery of Polegate. Therefore, development will not adversely affect a tranquil area. • 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. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, given the sites proximity to alternative modes of transport but lack of good pedestrian access to these at present, together with its location within a 'brighter' area, the effects are considered to be uncertain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 261/1510 Name: Hindsland Fields (West), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is enclosed by mature trees and hedgerow. These features contribute to the site's green infrastructure network and the wider network. • Development should seek to retain and protect the existing trees to maintain and enhance the green infrastructure network of the site and wider area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the sites' green and blue infrastructure network and make a positive contribution to nature recovery. • 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 lack of detail as to the quantum of development, and the likelihood that mitigation can be achieved, effects are considered to be uncertain at this time.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or the immediate vicinity. • The site is enclosed by mature trees and hedgerows though, that act as wildlife corridors and provide connectivity to other hedgerows, which are in important feature in the townscape. • 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. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Development would need to seek to retain and enhance the existing trees and key hedgerows for biodiversity. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • Given the lack of detail as to the quantum of development, and the likelihood that mitigation can be achieved, effects are considered to be uncertain at this time.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 261/1510 Name: Hindsland Fields (West), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the landscape is low to moderately sensitive to development and that any proposed development should seek to retain and enhance the existing vegetation on the sites boundaries to maintain the sites visual enclosure within the landscape. • Existing residential development largely surrounds the site. Subject to a suitable layout and design to reflect the character of the locality, and retention of vegetation on site boundaries, development will not have a significant impact on the landscape. • The site lies in close proximity to Polegate to the north and Willingdon to the south/west. The site is also located adjacent to other development sites, including SHELAA sites, both of which enclose development further. The site is therefore well integrated with the existing townscape. Depending on the design and layout of any scheme, development is unlikely to have a significant impact on the townscape itself. • Given the sites location, screening, and surrounding land uses, it is considered there will be no significant effect on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area or nearby any Listed Buildings, or designated heritage assets. • Given the above, it is considered there will be no significant effect on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is no existing vehicular or pedestrian access on site. • The site is within 50m of the nearest bus stop to the south of the site but has no existing pedestrian connectivity to it. Buses here run every 30 minutes, and connect to Eastbourne to the south and Hailsham and Hastings in the wider area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 261/1510 Name: Hindsland Fields (West), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
						• The train station is located 0.8km to the north of the site and can be accessed via a 10-12 minute level walk from Eastbourne Road to the south. Polegate is a mainline train station, with frequent services to London and along the south coast. • This same level walk will also allow access to services and facilities in Polegate High Street. • Subject to the site being able to secure acceptable vehicular and pedestrian access through adjacent land, ideally through adjacent SHELAA site 180/1510, the site is in a highly sustainable location with a good level of pedestrian connectivity and public transport infrastructure. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • Given the existing poor pedestrian access to bus services but acknowledging that if this can be overcome the site is close to sustainable transport with short journey times to key services and facilities, effects are considered to be uncertain due to the lack of details on the scheme design and any transport improvements.
SO14	HOUSING					• The proposed development is for residential development, but no quantum of development has been put forward. • Given the size of the site, housing provision will make a positive contribution to the district's identified housing need. • The impact on this SA Objective is expected to be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced through provision of affordable housing.
SO15	HEALTH & WELLBEING					• The nearest health services are to the west of the site, either end of Polegate High Street, at Downlands Medical centre and Manor Park medical Centre. Both are within 0.8km maximum, which is a 10 minute level walk, or accessible by local bus services. • The Eastbourne, Hailsham and Seaford CCG has identified that early stages of future health services development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and

SUSTAINABILITY OBJECTIVE		Effects				Site No: 261/1510 Name: Hindsland Fields (West), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
						creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish to experience this deficiency. • The site itself consists of a playing field, formerly used in connection with previous educational use/facilities on site. The area has become overgrown and inaccessible due to no longer being used. However, development of this site would involve the loss of a playing field, the need for which should be assessed by the Council against development plan policy and as part of the Local Plan process. It would also need to be considered, and evidence collated, on whether this site accommodated any sports pitch and leads to loss of a designated playing field, to be assessed against Sport England guidance and relevant legislation. The effect of development is uncertain until this is considered. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size, it is unlikely that contributions towards such provision could be achieved. • However, given the size of the site and former use, effects are considered to be uncertain 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 and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors

SUSTAINABILITY OBJECTIVE		Effects				Site No: 261/1510 Name: Hindsland Fields (West), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Polegate via walking and bus services, if pedestrian access can be achieved. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
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. • Development of the site would place new residents within a short journey time of services and facilities in Polegate. However, Polegate High Street is likely to continue in terms of viability and vitality with or without this site. • No significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • Polegate Primary School is located 1.2km to the north, which is a 17 minute walk from Eastbourne Road, or accessible by bus services for two thirds of the journey. Willingdon Primary School is located a similar distance to the south west of the site. • Willingdon Community Secondary School is also located to the south west, approximately 1km away, and accessible via a 12 minute walk. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school on the Mornings Mill site, adjacent to the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 261/1510 Name: Hindsland Fields (West), Eastbourne Road, Polegate
		S	M	L	Overall	Commentary
						eastern boundary of this proposed development site. There is no shortfall in early years and secondary provision. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure which will deliver a new primary school in the immediate area.

SUMMARY OF RESULTS:	Site No: 261/1510 Name: Hindslands Fields (West), Eastbourne Road, Polegate																			
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	The site does not currently benefit from planning permission nor any application for development. Polegate is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the southern periphery of Polegate, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. This site falls within that proposed development boundary and is bounded by residential development. The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing & SO20 Education & Skills** Development of the site for housing will contribute to the district's housing need. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. The likely scale of development on site will also result in the need for contribution towards provision of a new primary school in the immediate area, bringing benefits to local education infrastructure. **Major negative effects:** None **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 and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; and SO19 Town & Village Centre** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The site is taken forward for allocation. The site lies within close proximity to a sustainable settlement, with built form existing or approved adjacent. The site does not benefit from an existing vehicular access and therefore delivery would be dependent upon securing vehicular and pedestrian access via third party land. Other potential housing sites in the immediate vicinity have been identified as suitable and this land could be considered comprehensively with those other sites. In particular, access to the site would ideally be achieved through the adjacent SHELAA site 180/1510, the existing access to which would need to be significantly upgraded in order to facilitate the level of vehicle movements and provide improved pedestrian links onto the Eastbourne Road. Development is likely to require off site highway works and further transport studies would be needed to ascertain the nature and extent of these requirements. Subject to access, and assessment of other constraints (such as loss of playing field and retention of protected landscape features) the site is taken forward for allocation, with the site area and site constraints indicating a potential allocation for 60 (net) dwellings.

SHELAA Ref: 518/1510 **SITE:** Former Waterhouse Coaches Site, Dittons Road, Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 518/1510 Name: Former Waterhouse Coaches site, Dittons Road, Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a former depot, with dilapidated warehouse building, located in a backland location on Dittons Road, Polegate. • The site covers an area of 0.36ha and is proposed for residential development. No quantum of development is identified. • Polegate is identified as an Urban Settlement (Type 2) in the Settlement Hierarchy, due to its mainline train station which offers a frequent and sustainable mode of transport, and provision of some services and facilities (including retail, education, and medical services) • The closest bus stops are located approximately 80m to the east of the access at Dittons Road, where good pedestrian footways then exists to the east and west also. The nearest railway station is approximately 1.4km to the west of the site. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although there are sustainable transport options within walking distance and mitigation measures such as EV charging infrastructure could address this. • 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 518/1510 Name: Former Waterhouse Coaches site, Dittons Road, Polegate
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
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. • This is a brownfield site but development on and across the site would likely increase the amount of impermeable surfacing, 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 not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will likely increase impermeable surfaces. • Other policies within the Local Plan will cover 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 flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, with this planned and proactive management likely being an improvement on site, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 518/1510 Name: Former Waterhouse Coaches site, Dittons Road, Polegate
		S	M	L	Overall	Commentary
						• Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site is located within the catchment area of the Pevensey Levels SAC/Ramsar site. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is a brownfield site, accommodating a warehouse and external storage areas/parking provision at present. Development makes use of a brownfield site, in a sustainable location, surrounded by existing development. • The previous use of the site is for storage only, limiting the potential for land contamination through seepage of chemicals/waste. However, some storage of these products may have taken place, requiring assessment at application stage. Any necessary remediation works can be secured via redevelopment of the site. • Development of the site itself is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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 site is not safeguarded for waste or minerals operations • Other policies within the Local Plan will address matters of soil health and protection as well as land contamination, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 518/1510 Name: Former Waterhouse Coaches site, Dittons Road, Polegate
		S	M	L	Overall	Commentary
						• 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. This will be key given the brownfield nature of the site and potential need to remove waste, if not suitable for reuse. • 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 is within an area classed as being 'brighter' (almost brightest) by CPREs light pollution mapping. Given the size and location of the site, development is unlikely to introduce significant additional light pollution, however mitigation measures in line with other local plan policies will still be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, 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 also within 80m of a bus stop, giving opportunity for sustainable travel options for future occupiers in the long term. • The site is located adjacent to Chaucer Business Park, potentially giving rise to noise pollution, depending on adjacent uses. This will need to be considered in layout, design, and construction methods, in order to mitigate any potential impact. • Other policies within the Local Plan will also address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 518/1510 Name: Former Waterhouse Coaches site, Dittons Road, Polegate
		S	M	L	Overall	Commentary
						• The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, given the sites proximity to alternative modes of transport and noting the sites location in a built up area, but with no detail of mitigation for noise, the effects are considered to be uncertain.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is a brownfield site, surrounded by existing residential and commercial development. The site contains no habitat or landscape features that support green infrastructure, nor any space used for green infrastructure provision. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would enhance the sites' green and blue infrastructure provision, and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of 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. • Although a small scale site affecting GI provision options, the requirement for 20% BNG will improve the contribution this site makes to nature recovery, compared to the brownfield commercial development, with no provision, that currently exists. This has a minor positive effect on this SA objective.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or the immediate vicinity. • There are limited, if any, features on site which support biodiversity, due to the brownfield commercial nature of the site in an urban area. • 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. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 518/1510 Name: Former Waterhouse Coaches site, Dittons Road, Polegate
		S	M	L	Overall	Commentary
						• No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • The requirement for 20% BNG will improve the contribution this site makes to supporting biodiversity in the local area, and subject to compliance with policies and legislation that protect the Pevensey levels SAC, there will be adequate mitigation to protect this area, resulting in an overall minor positive effect on this SA objective.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that there is low landscape sensitivity due to the existing development nature of the site and it being enclosed by development on all sides. • Subject to a suitable layout and design to reflect the character of the locality, development will not have a significant impact on the landscape. • The existing built form surrounding the site also means that development will be well integrated with the existing townscape. Depending on the design and layout of any scheme, development is unlikely to have a significant impact on the townscape itself. • Given the sites location, screening, and surrounding land uses, it is considered there will be no significant effect on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area or nearby any Listed Buildings, or designated heritage assets. • Given the above, it is considered there will be no significant effect on this SA Objective
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing vehicular access to the north of the site, on Dittons Road, which benefits from suitable footways for connectivity to the west and east.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 518/1510 Name: Former Waterhouse Coaches site, Dittons Road, Polegate
		S	M	L	Overall	Commentary
						• The site is within 80m of the nearest bus stop to the north of the site, where buses where services run every twice an hour into Polegate High Street to the west, and four times an hour to the west, connecting to areas such as Willingdon and Uckfield, and to local retail areas in Langney and Pevensey Bay. This provides good direct connectivity to a range of services and facilities. • The site is also within 1.4km of Polegate High Street, which is a 30 minute walk on flat terrain using good footways for the entirety of the journey. This provides access to services in Polegate, as well as connection to the mainline train station, which provides services to London and the south coast multiple times per hour. To the west of the site, these footways provide connectivity to various employment opportunities on significant nearby commercial sites, and access to a retail store within 600m. • The site is also located close to dedicated cycle ways, providing safe car free access along the Cuckoo Trail and National Cycle Routes nearby. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The scale of development is of a size where limited potential exists to improve transport options. However, the site is located in a sustainable location with good pedestrian connectivity, safe cycle routes, and multiple public transport options per hour, that connect well to other public transport options. Development on site will therefore give opportunities for travel by non car modes of transport, which is a minor positive effect caused by location of development.
SO14	HOUSING					• The proposed development is for residential development, but no quantum of development has been put forward. • Some housing provision will make a positive contribution to the district's identified housing need. • The impact on this SA Objective is expected to be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced through provision of affordable housing.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 518/1510 Name: Former Waterhouse Coaches site, Dittons Road, Polegate
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• The nearest health services are to the west of the site, either end of Polegate High Street, at Downlands Medical centre and Manor Park medical Centre. Both are within 1.4km, which is a 30 minute walk on flat terrain using good footways the entirety of the journey. However, noting the distance, public transport may be preferable for use, which is accessible within 80m of the site, where services run every twice an hour into Polegate, and four times and hour on the return. • The Eastbourne, Hailsham and Seaford CCG has identified that early stages of future health services development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish to experience this deficiency. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size, it is unlikely that contributions towards such provision could be achieved. • However, given the size of the site, effects are considered to be uncertain 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 and 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 518/1510 Name: Former Waterhouse Coaches site, Dittons Road, Polegate
		S	M	L	Overall	Commentary
						• With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of some services and facilities in Polegate, and accessible via public transport to other opportunities. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
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. • Development of the site would place new residents within a short journey time of services and facilities in Polegate. However, Polegate High Street is likely to continue in terms of viability and vitality with or without this site. • No significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • Polegate Primary School is located to the west of the site, 1.6km away, equating to a 20 minute walking time along dedicated footways. Bus services are possible to use along two thirds of this journey, from the bus stop within 80m of the site. • An alternative primary school, in Willingdon, as well as Willingdon Community secondary school are located further to the west, within 3.2km.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 518/1510 Name: Former Waterhouse Coaches site, Dittons Road, Polegate
		S	M	L	Overall	Commentary
						• Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school at a site south of Polegate. There is no shortfall in early years and secondary provision. • 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 size of the site.

SUMMARY OF RESULTS:	Site No: 518/1510	Name: Former Waterhouse Coaches Site, Dittons Road, Polegate																		
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	The site does not currently benefit from planning permission nor any application for development. Polegate is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the eastern side of Polegate, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. This site falls within that proposed development boundary and is bounded by development. The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO8 Green and Blue Infrastructre, SO9 Biodiversity, SO 13 Travel & Accessibility and SO14 Housing** The brownfield nature of the site limits green infrastructure and biodiversity value at present, but with Biodiversity Net Gain leading to enhancement's as a result of development. Development will connect well to existing public transport options, footways, and safe cycleways, in this sustainable location. Development of the site for housing will contribute to the district's housing need. **Major negative effects:** None **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 and Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre; and SO20 Education** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.

Selected / Rejected for allocation	The site is taken forward for allocation. The site comprises of derelict brownfield land (a former depot), including a dilapidated warehouse building, which lies behind existing linear residential development along Dittons Road (B2247). The site sits adjacent to the Chaucer Industrial Estate to the east, but has its own vehicular access. Development of the site would have minimal visual impact on the wider landscape. The site is well situated within the existing built form of Polegate and benefits from its close proximity to local services, amenities and public transport. This site is considered suitable for residential development, subject to a suitable vehicular access being achieved from Dittons Road. The existing vehicular access from Dittons Road to the site is narrow but there may be improvements possible. Any development would need to take into consideration the residential amenity of existing surrounding dwellings, particularly along the existing access road. Any development would also need to provide additional landscaping on the eastern boundary to provide separation from the existing Chaucer Industrial Estate. Subject to addressing these constraints, and noting them in addition to the limited size of the site, the allocation is to be taken forward for approximately 8 (net) dwellings.

SHELAA Ref: 622/1510 **SITE:** Land at Royal Mail Delivery Office, 74 High Street, Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 622/1510 Name: Land at Royal Mail Delivery Office, 74 High Street, Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a Royal Mail delivery office (and car park), and an existing retail unit, located within the existing development boundary of Polegate • The site covers an area of 0.14ha and is proposed for residential development. Submission documents state the site may be suitable for 30 flats. • Polegate is identified as an Urban Settlement (Type 2) in the Settlement Hierarchy, due to its mainline train station which offers a frequent and sustainable mode of transport, and provision of some services and facilities (including retail, education, and medical services) • Bus stops are located to the north, east, south, and west of the site; all within 100m.The site is also within 220m of Polegate train station to the south. The sites location on the High Street is adjacent and nearby a number of main facilities and services. • Development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although these numerous sustainable transport options within such close proximity of the site will reduce this need to travel by car. • 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 622/1510 Name: Land at Royal Mail Delivery Office, 74 High Street, Polegate
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
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. • This is a brownfield site but development on and across the site would likely increase the amount of impermeable surfacing, 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 not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will likely increase impermeable surfaces. • Other policies within the Local Plan will cover 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 flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, with this planned and proactive management potentially being an improvement on site, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 622/1510 Name: Land at Royal Mail Delivery Office, 74 High Street, Polegate
		S	M	L	Overall	Commentary
						• Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site is located within the catchment area of the Pevensey Levels SAC/Ramsar site. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is a brownfield site, accommodating a building used for delivery/sorting office/retail store (motorcycle sales) and external parking areas. Development makes use of a brownfield site, in a sustainable location, surrounded by existing development. • The current use of the site is largely for storage and delivery purposes, and although some vehicles are used on site, these are not maintained or serviced in the area thus unlikely to have led to ground pollution., However, the brownfield nature of the site may have led to some contamination, even historically. Any necessary remediation works can be secured via redevelopment of the site. • Development of the site itself is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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 site is not safeguarded for waste or minerals operations.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 622/1510 Name: Land at Royal Mail Delivery Office, 74 High Street, Polegate
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as 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. This will be key given the brownfield nature of the site and potential need to remove waste, if not suitable for reuse. • 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 is within an area classed as being 'brighter' (almost brightest) by CPREs light pollution mapping. Given the size and location of the site, development is unlikely to introduce significant additional light pollution, however mitigation measures in line with other local plan policies will still be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, 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 also within 100m various bus stops, giving opportunity for sustainable travel options for future occupiers in the long term. • Other policies within the Local Plan will also address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 622/1510 Name: Land at Royal Mail Delivery Office, 74 High Street, Polegate
		S	M	L	Overall	Commentary
						• The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, given the sites proximity to alternative modes of transport and noting the sites location in a built up area, but with no detail of mitigation for noise, the effects are considered to be uncertain.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is a brownfield site, surrounded by existing residential and nearby commercial/retail development. The site contains no habitat or landscape features that support green infrastructure, nor any space used for green infrastructure provision. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would enhance the sites' green and blue infrastructure provision, and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of 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. • Although a small scale site affecting GI provision options, the requirement for 20% BNG will improve the contribution this site makes to nature recovery, compared to the brownfield commercial development, with no provision, that currently exists. This has a minor positive effect on this SA objective.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or the immediate vicinity. • There are very limited features on site which support biodiversity, due to the brownfield commercial nature of the site in an urban area. • 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. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 622/1510 Name: Land at Royal Mail Delivery Office, 74 High Street, Polegate
		S	M	L	Overall	Commentary
						• No detailed scheme for the site has been put forward but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • The requirement for 20% BNG will improve the contribution this site makes to supporting biodiversity in the local area, and subject to compliance with policies and legislation that protect the Pevensey levels SAC, there will be adequate mitigation to protect this area, resulting in an overall minor positive effect on this SA objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site has low landscape sensitivity due to the existing developed nature of the site and it being enclosed by development on all sides. • Subject to a suitable layout and design to reflect the character of the locality, development will not have a significant impact on the landscape. • The existing built form surrounding the site also means that development will be well integrated with the existing townscape. Depending on the design and layout of any scheme, including the need to ensure appropriate height on this key corner plot, so as not to dominate the street scene or neighbouring properties, development is unlikely to have a significant impact on the townscape itself. • Given the sites location, screening, and surrounding land uses, it is considered there will be no significant effect on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area or nearby any Listed Buildings. • The site is located within an Archaeological Notification Area, requiring development to be undertaken in accordance with Policy and best practice. The outcome of this will potentially determine matters such as extent of development, and secure necessary mitigation. • Given the above, and without detail of development or the archaeological impact of such, the effect on this SA objective remains uncertain at this time.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 622/1510 Name: Land at Royal Mail Delivery Office, 74 High Street, Polegate
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing vehicular access to the north of the site, on Station Road, which benefits from suitable footways for connectivity to wider areas. • The site is within 100m of bus stops to the north west, north east and south, with 6 different bus routes serving these stops, available approximately 8 times per hour, in peak hours. These buses serve areas such as Hastings, Uckfield, Hailsham and Heathfield, and include services to local retail areas in Langney and Pevensey Bay. This provides good direct connectivity to a range of services and facilities. • The site is also within 220m of Polegate Train Station, located to the south, which provides services to London and the south coast, multiple times per hour. This gives access to various employment centres via this sustainable transport mode. • The site itself is located at the northern end of Polegate High Street, where the majority of services and facilities are located to meet day to day needs. • The site is also located close to dedicated cycle ways, providing safe car free access along the Cuckoo Trail and National Cycle Routes nearby. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The scale of development is of a size where limited potential exists to improve transport options. However, the site is located in a highly sustainable location. Development on site will therefore give many opportunities for travel by non car modes of transport, which is a minor positive effect on this SA objective.
SO14	HOUSING					• The proposed development is for residential development. Submission documents state 30 dwellings may be provided in the form of flats, however this would likely necessitate development of significant height, which may be out of character with the street scene and immediate context of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 622/1510 Name: Land at Royal Mail Delivery Office, 74 High Street, Polegate
		S	M	L	Overall	Commentary
						• Notwithstanding, any housing provision will make a positive contribution to the district's identified housing need. • The impact on this SA Objective is expected to be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced through provision of affordable housing.
SO15	HEALTH & WELLBEING					• The nearest health services are to the south of the site, either end of Polegate High Street, at Downlands Medical centre and Manor Park medical Centre. Downlands Medical Centre is within an 80m walk of the site, easily accessible on foot. Other services in or near the High Street include two chemists and two dentists also. • The Eastbourne, Hailsham and Seaford CCG has identified that early stages of future health services development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish to experience this deficiency. • The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size, it is unlikely that contributions towards such provision could be achieved. • Given the size of the site, and unknown details of development, effects are considered to be uncertain on this SA objective.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 622/1510 Name: Land at Royal Mail Delivery Office, 74 High Street, Polegate
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of design and 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. • It is noted that the proposal for 30 flats on site may fail to comply with design standards, as it will likely create a building of significant scale and height, out of character with the locality and dominant in the street scene. Consideration should therefore be given to appropriate scale and form of development in this key corner location, taking account of neighbouring amenities, as well as design requirements. • With no details in terms of final housing numbers, housing types, scale and form, the layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of services and facilities in Polegate, and accessible via public transport. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction. • However, the site does accommodate a Delivery office and retail store at present, and without reprovision of these services elsewhere in the locality, redevelopment could lead to adverse affects on local employment. • Development of this site for housing would involve the loss of existing employment and retail land, the need for which would be required to be assessed by the Council against policies within the Wealden Local Plan. • Without further detail of the development and reprovision as noted in the submission, the effects on this SA objective are uncertain.
SO19	TOWN &					• The site is not proposing any retail floorspace.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 622/1510 Name: Land at Royal Mail Delivery Office, 74 High Street, Polegate
		S	M	L	Overall	Commentary
	VILLAGE CENTRES					• The site does contain a retail store on part of the site at present., Kontour Cycles. This is located to the northern end of Polegate High Street, and although outside the town centre boundary, forms a prominent store at one end of the High Street and main thoroughfare through the town. • Development of this site for housing would involve the loss of existing employment and retail land, the need for which would be required to be assessed by the Council against policies within the Wealden Local Plan. • Redevelopment would also place new residents within a short journey time of services and facilities in Polegate. However, Polegate High Street is likely to continue in terms of viability and vitality with or without this site. • Without further detail of the development and reprovision as noted in the submission, the effects on this SA objective are uncertain.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • Polegate Primary School is located 220m to the north, accessible via a footpath opposite the north west corner of the site. • An alternative primary school, in Willingdon, as well as Willingdon Community secondary school are located further to the south, within 1.8km, on the bus routes served from nearby the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school at a site south of Polegate. There is no shortfall in early years and secondary provision. • 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 size of the site.

SUMMARY OF RESULTS:	Site No: 622/1510	Name: Land at Royal Mail Delivery Office, 74 High Street, Polegate																		
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	The site does not currently benefit from planning permission nor any application for development. Polegate 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 in a highly sustainable location, to the northern end of Polegate High Street. Polegate is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. This site falls within the existing (and proposed) development boundary and is bounded by development. The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach via public transport of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO8 Green and Blue Infrastructre, SO9 Biodiversity, SO 13 Travel & Accessibility and SO14 Housing** The brownfield nature of the site limits green infrastructure and biodiversity value at present, but with Biodiversity Net Gain leading to enhancement's as a result of development. Development will connect well to existing public transport options, footways, and safe cycleways, in this sustainable location. Development of the site for housing will contribute to the district's housing need. **Major negative effects:** None **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 and Townscape and SO20 Education** 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 proposal for the site is for 30 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 8 (net) dwellings in the western part of the site and has been proposed for allocation on this basis. The site is located within the existing development boundary of Polegate close to existing services and amenities in the town centre. The site has the potential to be well integrated into the existing settlement and development would not be harmful to the wider landscape or townscape, subject to consideration of the layout, height, and form of development proposed. Consideration will also need to be given to protecting neighbouring amenities in the type and scale of development brought forward. A suitable access already exists to the site. Development of this site for housing would involve the loss of existing employment and retail land, the need for which would be required to be assessed by the Council against policies within the Wealden Local Plan.

SHELAA Ref: 711/1510 **SITE:** Land at Bramley Farm, Bay Tree Lane, Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 711/1510 Name: Land at Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of 9ha of land, located to the north of Polegate. • The land is agricultural in nature, with some barns used for commercial storage use, and the site also used temporarily for car boot sales. • Submission documents propose residential development of 250 units on site, with open space, play space and a possible sports area of approximately 2ha. Commercial development of 4000sqm is also proposed, of mixed use, for local employment purposes. • The site falls within the parish of Polegate but is completely segregated from the town, and any residential development by the A27 to the south, which is duelled in this location. • The site is therefore detached from Polegate (a sustainable settlement as defined in the Settlement Hierarchy) and somewhat isolated from local services, facilities and public transport. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement, and is outside the proposed development boundary for Polegate. • The lack of safe and suitable access to sustainable transport means that development of the site will be somewhat car dependent, increasing emissions, although mitigation measures such as EV charging infrastructure, and a mixed use development, could address this to some slight degree. • 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. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 711/1510 Name: Land at Bramley Farm, Bay Tree Lane, Polegate
		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. • All development will result in an increase in greenhouse gas emissions, however given the total lack of access to sustainable transport, a major negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies largely within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • This is a greenfield site and the 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 not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • 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: 711/1510 Name: Land at Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
						• Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • 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 classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 711/1510 Name: Land at Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site is largely within areas classed as 'brighter' by CPREs light pollution mapping. Land approximately 150m to the north falls within the 'Darker' categories, being located away from the urban edge of Polegate and adjoining transport routes. This highlights the transitionary nature of the site, between rural areas to the north, and urban to the south. • This fringe location is echoed with the 2022 Landscape Sensitivity Assessment. The landscape was assessed as part of the Polegate West and North (East) Assessment Unit and identified as moderately sensitive, with a higher landscape sensitivity to medium scale residential or commercial/industrial development. • 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. On this site, this will be both during construction phase, but also throughout the lifetime of development, due to the location of the site and segregation from the settlement of Polegate. Increased car use will increase traffic in the area, and add to the already congested Polegate/Willingdon/A27/A22 areas nearby the site, and associated pollution, although noting the percentage increase from this development would only be marginal. • The site fronts the A22 to the west. Development adjacent to this road may experience significant noise pollution. This will require mitigation to avoid any adverse impact,

SUSTAINABILITY OBJECTIVE		Effects				Site No: 711/1510 Name: Land at Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
						through careful layout and design, including potential noise barriers, and suitable construction. • Other policies within the Local Plan will also address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be major negative as a result of increases in pollution, and the lack of readily available sustainable transport options to reduce this. The location of the site in a peripheral semi rural location, in a location detached from existing development may cause increased light pollution also. Whilst some mitigation may be possible, it is unlikely to resolve these issues in entirety.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bound by mature trees and hedgerows which contribute towards the green infrastructure network of the site as well as to the wider area. • The size of the site and scale of development will require some on site provision of green infrastructure in the form of open spaces, which would lead to increased provision of this green infrastructure in the locality. However, the segregated nature of the site limits value. • Submission documents do specifically refer to provision of green infrastructure as part of development brought forward, with 2hecatres of the site identified as providing 18000sqm of open space, play space and possible sports area. • Any development would also need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to 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. • The impact is considered to be minor positive as the development would bring biodiversity net gain, and significant improvements in Green Infrastructure provision. However, the segregation of this site limits value somewhat, preventing a more major effect on this SA objective.
SO9	BIODIVERSITY					• The site is likely to have some biodiversity value, noting the greenfield nature of the site. Vegetation to boundaries contributes to the ecological network, connecting the site to

SUSTAINABILITY OBJECTIVE		Effects				Site No: 711/1510 Name: Land at Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
						stepping stones around and through the area, and to larger blocks of woodland, such as that on the norther boundary of the site. • Development would need to provide a suitable space and buffers to protect these areas and the habitat they provide. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • 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. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • Given the lack of detail as to the quantum of development and mitigation necessary, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• In the 2023 Landscape Sensitivity Assessment, the site was assessed as part of the Polegate West and North (East) Assessment Unit. The immediate area was identified as moderately sensitive, with a higher landscape sensitivity to medium scale residential or commercial/industrial development. • It is stated that 'The small-scale historic field pattern, mature hedgerow boundaries with hedgerow trees and semi-enclosed character with some views from the rural road network, public rights of way and the Cuckoo Trail, and separation from Polegate by the wooded A27 to the south increase sensitivity.' Features such as the disturbance from the A27 and A22, the enclosed nature of sites and limited public access help to reduce sensitivity. • Developing this site would introduce built form into a largely rural area that is segregated from the main core of any nearby town. The areas of Bay Tree lane, Sayerland Lane and Otham Court Lane are characterised by sporadic small scale rural development, along rural lanes, with development ton this frontage only. This is typical of the low density rural development seen in the District, and characterises this site as within a strong rural

SUSTAINABILITY OBJECTIVE		Effects				Site No: 711/1510 Name: Land at Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
						landscape with a coherent green infrastructure network. Development of this site would erode that rural character. • The visual impact of this on immediate landscape and street scene is worsened by the prominence of the site when viewed from the A22 to the west. To create a large housing development, of the depth proposed would lead to prominent development more usually seen at the edge of a settlement, but in a location detached from any settlement. • Development would therefore erode the character of the landscape and this semi rural setting, which is delineated and distinctive from the urban area of Polegate to the south and the surrounding high network to the west and south. It would therefore appear alien in context. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Due to the lack of a detailed scheme for the site, but accounting for the rural character of the immediate area, separated from the townscape and in a rural locality, the effect on this SA Objective is considered to be major negative.
SO11	HISTORIC & CULTURAL HERITAGE					• There are no Listed Buildings, Scheduled Ancient Monuments or Conservation Areas in close proximity of the site. • The south east corner of the site does overlap into an Archaeological Notification Area, with a potential medieval settlement centred around Baytree Farm. Any development would have to consider the potential findings and existence of archaeological significance prior to development on site, adopting mitigation, as necessary. • Without further on the scale of development, and this potential consideration, the effects on this SA objective are 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 711/1510 Name: Land at Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is access form Bay Tree lane to the south, which connects to the wider highway network by rural roads to the east, and access form the A22 to the west. Access to the site would have to be improved if development came forward, with potential access to the A22 as part of any larger scheme. • The site has no pedestrian access at present, nor connects to any footways until 300m east of the site, where a footbridge sails over the A27 to provide access into Polegate town. However, there is no footpath for future residents to access this, thus requires a walk along Bay Tree Lane, on the road itself, which is not favourable not safe, particularly with those with mobility issues or wheelchairs and pushchairs. The lack of footway prevents any pedestrian connectivity to and from the site, and subsequently any access to public transport options nearby. • A bus stop is located within 500m of this footbridge from the A27, along Hailsham Road. This provides services between Hailsham and Eastbourne, and into the centre of Polegate, where buses can be utilised to travel to Hastings, Heathfield, and nearby retail areas in Langey and Pevensey Bay. These buses also provide access into Polegate High Street where the mainline train station is located. However, use of these services is limited by the lack of safe pedestrian access to connect to them. • The pedestrian footway that started 300m east of the site also connects with the Cuckoo Trail, a licensed bridleway that provides a car free pedestrian and cycle route between Heathfield and Polegate. This also connects with the wider cycle network. • No detail is given of enhancement to current public transport provision, or accessibility options, but these may be required in combination with any other improvements/sites being delivered. These are unlikely to be viable on delivery of this site in isolation. • No details for sustainable travel have been submitted. As it stands the site does not have any safe access to sustainable transport or active travel modes, due to the lack of footways connecting the site, and its isolated location north of the A27. Given this, the location of the site and characteristics of surroundings, the effects on this SA Objective are considered to be major negative at this time.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 711/1510 Name: Land at Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need with provision of approximately 250 dwellings. This would make a significant contribution to housing provision. • The impact on this SA Objective is expected to be a major positive effect.
SO15	HEALTH & WELLBEING					• The nearest health services are in Polegate however these are not readily accessible to the site, due to the lack of footway connecting the site to the High Street and surrounding area. The nearest medical centre is 1.6km from the site, if accessed via the Cuckoo Trail to the east. • The Eastbourne, Hailsham and Seaford CCG serving the area has identified that early stages of future health service development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish assessed to experience this deficiency. • The scale and quantum of development will result in some on site provision of open space and play provision, in addition to making contribution towards wider youth and adult needs across the Parish. • Submission documents also refer to the proposal to provide recreation space, including potential for a sports area, which may help address deficiencies in the locality. • The site is not proposing any specific health and wellbeing facilities beyond this, however on-site open and recreational space which will help to improve people's health and wellbeing. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 711/1510 Name: Land at Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
						• Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially. The proposal also makes contribution towards this healthcare if provided as part of a larger site, as well as providing open space and play provision, and contributions to these, thus long term the effects on this SA Objective are likely to be minor positive.
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 and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Polegate via walking and bus services, if pedestrian access can be achieved. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development includes options for mixed use development, including provision of employment land. • Therefore, a minor positive effect is expected on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from any identified settlement or local facilities and amenities. • The site is not accessible to pedestrians currently and there is no footpath connecting the site to bus stops which would provide some sustainable transport access to services and facilities in Polegate and beyond.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 711/1510 Name: Land at Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
						• There is a lack of details as to how the site would be made accessible to a village or town centre at this time, therefore, the impact on this SA Objective is considered to be minor negative.
SO20	EDUCATION & SKILLS					• There will be the potential through local job creation during construction to improve skills and training in construction related apprenticeships, which will be over a significant number of years for a development of this scale. • The nearest school provision is in Polegate and Willingdon areas, east and south of the site. However the site has limited connectivity to either. Polegate Primary School itself is located Jus off the Cuckoo Trail which is east of the site, being 1.2km south, int h settlement of Polegate. However, without a footway along Bay Tree Lane to gain access to the Cuckoo Trail, it may be an undesirable route for children to utilise to gain access to the local school. Similarly, buses into nearby Willingdon may be unfavourable to use if there is no pedestrian access to the town to access them. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school on the Mornings Mill site, in the southern part of Polegate. There is no shortfall in early years and secondary provision. • Development of this scale would contribute towards provision of that primary education infrastructure, but present challenges in how children on site access it, unless suitable access and connectivity is provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure.

SUMMARY OF RESULTS:	Site No: 711/1510	Name: Land at Bramley Farm, Bay Tree Lane, Polegate																		
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	The site does not conform with the overall spatial strategy for the district as it is detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site, including to the east and west of the A27/A22 area. 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, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Polegate. Therefore, the site does not conform to the overall spatial strategy for the district. **Major positive effects: SO3 Flood Risk and SO14 Housing** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. Development of the site will also contribute to the district's housing need. It will provide housing in a sustainable location, and this would be enhanced through affordable housing provision. **Minor positive effects: SO8 Green & Blue Infrastructure, SO15 Health & Wellbeing, SO18 Economy and Employment, and SO20 Education & Skills** The development of the site would contribute to green infrastructure, having associated benefits to health and wellbeing. The scale of development will make contributions to health and education infrastructure, and provision of a mixed use development, with some commercial floor space will have positive effects on local employment. **Major negative effects: SO1 Climate Change, SO7 Pollution, SO10 Landscape and Townscape; and SO13 Travel and Accessibility** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, has no pedestrian access and no access to sustainable transport links, major negative effects are expected on travel and accessibility, and subsequently climate change and pollution, including from the car dependency arising as a result of development. These issues are unlikely to be mitigated if development is forthcoming in isolation. In addition, the site is rural in character and strongly associated with the rural lane and verdant setting of the immediate street scene, rather than urban development to the south of the A27 and beyond. Development of the site will erode this character and appear isolated and alien in context. **Minor negative effects: SO6 Waste and SO19 Town & Village**

	All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, especially if there is no provision for these services in connection with other development put forward in the area. **No significant effect: None** **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation. The site is located on a rural road with no public footpaths and the land is rural in nature. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Polegate, Hailsham or any rural settlements. Owing to its location, the site sits within a strong rural landscape with a coherent green infrastructure network. Development of the site would erode this and result in an isolated housing development, out of character with he locality. The impact of this is worsened by the site also being detached in travel and transport options, with not footway link to access nearby settlements, and the services they provide, including access to sustainable transport. Development would therefore fail to comply with the spatial strategy of the area, as proposed.

SHELAA Ref: 719/1510 **SITE:** Land at Little Bramley Farm, Bay Tree Lane, Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 719/1510 Name: Land at Little Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of 1.98ha of land, located to the north of Polegate. • The land is agricultural in nature, with some barns accommodated on site. • Submission documents propose residential development of approximately 75 dwellings, with open space and play areas of 1000sqm. • The site is located in the parish of Polegate but is completely segregated from the town, and any residential development, by the A27 to the south, which is duelled in this location. The site also lies south of Hailsham, located further north on the A22. • The site is detached from Polegate (a sustainable settlement as defined in the Settlement Hierarchy) and isolated from local services, facilities, and public transport. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement, and is outside the proposed development boundary for Polegate. • The lack of safe and suitable access to sustainable transport means that development of the site will be somewhat car dependent, increasing emissions, although mitigation measures such as EV charging infrastructure. • 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. • 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. • 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. • All development will result in an increase in greenhouse gas emissions, however given the total lack of access to sustainable transport, a major negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures

SUSTAINABILITY OBJECTIVE		Effects				Site No: 719/1510 Name: Land at Little Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
						will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies located within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • This is a greenfield site and the 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 not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • 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 flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 719/1510 Name: Land at Little Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
						• Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • 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 classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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 uncertain at this stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 719/1510 Name: Land at Little Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
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 is largely located within areas classed as 'brighter' by CPREs light pollution mapping. Land approximately 300m to the north falls within the 'Darker' categories, being located away from the urban edge of Polegate and adjoining transport routes. This highlights the transitionary nature of the site, between rural areas to the north, and urban to the south. • This fringe location is echoed with the 2023 Landscape Sensitivity Assessment. The landscape was assessed as part of the Polegate West and North (East) Assessment Unit and identified as moderately sensitive, with a higher landscape sensitivity to medium scale residential or commercial/industrial development. • 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. On this site, this will be both during construction phase, but also throughout the lifetime of development, due to the location of the site and segregation from the settlement of Polegate. Increased car use will increase traffic in the area, and add to the already congested Polegate/Willingdon/A27/A22 areas nearby the site, and associated pollution, although noting the percentage increase from this development would only be marginal. • The site lie sin close proximity of the A27 to the south, which is elevated. Development adjacent to this road may experience significant noise pollution. This will require mitigation to avoid any adverse impact, through careful layout and design and suitable construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 719/1510 Name: Land at Little Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will also address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be major negative as a result of increases in pollution, and the lack of readily available sustainable transport options to reduce this. The location of the site in a peripheral semi rural location, in a location detached from existing development may cause increased light pollution also. Whilst some mitigation may be possible, it is unlikely to resolve these issues in entirety.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bound by mature trees and hedgerows which contribute towards the green infrastructure network of the site as well as to the wider area. • The size of the site and scale of development will require some on site provision of green infrastructure in the form of open spaces, which would lead to increased provision of this green infrastructure in the locality. However, the segregated nature of the site limits value. • Any development would also need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to 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. • The impact is considered to be minor positive as the development would bring biodiversity net gain, and some improvements in Green Infrastructure provision. However, the segregation of this site limits value somewhat, preventing a more major effect on this SA objective.
SO9	BIODIVERSITY					• The site is likely to have some biodiversity value, noting the greenfield nature of the site. Vegetation to boundaries contributes to the ecological network, connecting the site to stepping stones around and through the area, and to larger blocks of woodland in the locality. • Development would need to provide a suitable space and buffers to protect these areas and the habitat they provide.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 719/1510 Name: Land at Little Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • 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. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • Given the lack of detail as to the quantum of development and mitigation necessary, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• In the 2023 Landscape Sensitivity Assessment, the site was assessed as part of the Polegate West and North (East) Assessment Unit. The immediate area was identified as moderately sensitive, with a higher landscape sensitivity to medium scale residential or commercial/industrial development. • It is stated that '*The small-scale historic field pattern, mature hedgerow boundaries with hedgerow trees and semi-enclosed character with some views from the rural road network, public rights of way and the Cuckoo Trail, and separation from Polegate by the wooded A27 to the south increase sensitivity.*' Features such as the disturbance from the A27 and A22, the enclosed nature of sites and limited public access help to reduce sensitivity. • Developing this site would introduce built form into a largely rural area that is segregated from the main core of any nearby town. The areas of Bay Tree lane, Sayerland Lane and Otham Court Lane are characterised by sporadic small scale rural development, along rural lanes, with development largely on the road frontage only. This is typical of the low density rural development seen in the District, and characterises this site as within a strong rural landscape with a coherent green infrastructure network. Development of this site would erode that rural character. • The visual impact of this on immediate landscape and street scene is worsened by the isolated location of the site. Its relatively small scale, on a corner of Sayerland Lane and

SUSTAINABILITY OBJECTIVE		Effects				Site No: 719/1510 Name: Land at Little Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
						Bay Tree Lane, would create a small pocket of urban development that fails to relate to the agricultural land or individual housing plots around it. • Development would therefore erode the character of the landscape and this semi rural setting, which is delineated and distinctive from the urban area of Polegate to the south. It would therefore appear alien in context. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Due to the lack of a detailed scheme for the site, but accounting for the rural character of the immediate area, separated from the townscape and in a rural locality, the effect on this SA Objective is considered to be major negative.
SO11	HISTORIC & CULTURAL HERITAGE					• There are no Listed Buildings, Scheduled Ancient Monuments or Conservation Areas in close proximity of the site. • The southern point of the site, forming the existing access, does overlap into an Archaeological Notification Area, with a potential medieval settlement centred around Baytree Farm. Any development would have to consider the potential findings and existence of archaeological significance prior to development on site, adopting mitigation, as necessary. • Without further on the scale of development, and this potential consideration, the effects on this SA objective are uncertain.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is accessed from Bay Tree Lane to the south of the site, which connects to the wider highway network by rural roads to the east, and access from the A22 to the west.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 719/1510 Name: Land at Little Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
						Access to the site would have to be improved if development came forward, with potential access to the A22 as part of any larger scheme. • The site has no pedestrian access at present, nor connects to any footways until 100m east of the site, where a footbridge over sails the A27 to provide access into Polegate town. However, there is no footpath for future residents to access this footbridge, thus requires a walk along Bay Tree Lane or Sayerland Lane, on the road itself, at the point of a blind corner. This is not favourable nor safe, particularly with those with mobility issues or wheelchairs and pushchairs. There does not appear to be adequate site ownership across the frontage of the site to provide a safe footway for pedestrian use. However, the lack of footway prevents any pedestrian connectivity to and from the site, and subsequently any access to public transport options nearby. • A bus stop is located within 500m of this footbridge from the A27, along Hailsham Road. This provides services between Hailsham and Eastbourne, and into the centre of Polegate, where buses can be utilised to travel to Hastings, Heathfield, and nearby retail areas in Langey and Pevensey Bay. These buses also provide access into Polegate High Street where the mainline train station is located. However, use of these services is limited by the lack of safe pedestrian access to connect to them. • The pedestrian footway that starts 100m east of the site also connects with the Cuckoo Trail, a licensed bridleway that provides a car free pedestrian and cycle route between Heathfield and Polegate. This also connects with the wider cycle network. • No detail is given of enhancement to current public transport provision, or accessibility options, but these may be required in combination with any other improvements/sites being delivered. These are unlikely to be viable on delivery of this site in isolation. • No details for sustainable travel have been submitted. As it stands the site does not have any safe access to sustainable transport or active travel modes, due to the lack of footways connecting the site, and its isolated location north of the A27. Given this, the location of the site and characteristics of surroundings, the effects on this SA Objective are considered to be major negative at this time.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need with provision of approximately 75 dwellings. This would make some contribution to housing provision.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 719/1510 Name: Land at Little Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is expected to be a minor positive effect.
SO15	HEALTH & WELLBEING					• The nearest health services are in Polegate however these are not readily accessible to the site, due to the lack of footway connecting the site to the High Street and surrounding area. The nearest medical centre is 1.6km from the site, if accessed via the Cuckoo Trail to the east. • The Eastbourne, Hailsham and Seaford CCG serving the area has identified that early stages of future health service development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish assessed to experience this deficiency. • The scale and quantum of development will result in some on site provision of open space and play provision, in addition to making contribution towards wider youth and adult needs across the Parish. • Submission documents also refer to the proposal providing public open space and play areas totalling 1000sqm in size. This will may help address deficiencies in the locality. • The site is not proposing any specific health and wellbeing facilities beyond this, however on-site open and recreational space which will help to improve people's health and wellbeing. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially. The proposal also makes contribution towards this healthcare if provided as part of a larger site, as well as

SUSTAINABILITY OBJECTIVE		Effects				Site No: 719/1510 Name: Land at Little Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
						providing open space and play provision, and contributions to these, thus long term the effects on this SA Objective are likely to be minor positive.
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 and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Polegate via walking and bus services, if pedestrian access can be achieved. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
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 isolated and detached from any identified settlement or local facilities and amenities. • The site is not accessible to pedestrians currently and there is no footpath connecting the site to bus stops which would provide some sustainable transport access to services and facilities in Polegate and beyond.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 719/1510 Name: Land at Little Bramley Farm, Bay Tree Lane, Polegate
		S	M	L	Overall	Commentary
						• There is a lack of details as to how the site would be made accessible to a village or town centre at this time, therefore, the impact on this SA Objective is considered to be minor negative.
SO20	EDUCATION & SKILLS					• There will be the potential through local job creation during construction to improve skills and training in construction related apprenticeships, which will be over a significant number of years for a development of this scale. • The nearest school provision is in Polegate and Willingdon areas, east and south of the site. However the site has limited connectivity to either. Polegate Primary School itself is located Jus off the Cuckoo Trail which is east of the site, being 1.2km south, int h settlement of Polegate. However, without a footway along Bay Tree Lane to gain access to the Cuckoo Trail, it may be an undesirable route for children to utilise to gain access to the local school. Similarly, buses into nearby Willingdon may be unfavourable to use if there is no pedestrian access to the town to access them. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school on the Mornings Mill site, in the southern part of Polegate. There is no shortfall in early years and secondary provision. • Development of this scale would contribute towards provision of that primary education infrastructure, but present challenges in how children on site access it, unless suitable access and connectivity is provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure.

SUMMARY OF RESULTS:	Site No: 719/1510 Name: Land at Little Bramley Farm, Bay Tree Lane, Polegate																			
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	The site does not conform with the overall spatial strategy for the district as it is detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site, including to the east and west of the A27/A22 area. 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, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Polegate. Therefore, the site does not conform to the overall spatial strategy for the district. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO8 Green & Blue Infrastructure, SO14 Housing, SO15 Health & Wellbeing, and SO20 Education & Skills** The development of the site would contribute to green infrastructure, having associated benefits to health and wellbeing. The scale of development will make contributions to health and education infrastructure, and provision of 75 dwellings on site would make a contribution to help meet the Districts housing need. **Major negative effects: SO1 Climate Change, SO7 Pollution, SO10 Landscape and Townscape; and SO13 Travel and Accessibility** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, has no pedestrian access and no access to sustainable transport links, major negative effects are expected on travel and accessibility, and subsequently climate change and pollution, including from the car dependency arising as a result of development. These issues are unlikely to be mitigated if development is forthcoming in isolation. In addition, the site is rural in character and strongly associated with the rural lane and verdant setting of the immediate street scene, rather than urban development to the south of the A27 and beyond. Development of the site will erode this character and appear isolated and alien in context. **Minor negative effects: SO6 Waste and SO19 Town & Village**

	All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, especially if there is no provision for these services in connection with other development put forward in the area. **No significant effect: SO18 Economy & Employment** **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation. The site is located on a rural road with no public footpaths and the land is rural in nature. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Polegate, Hailsham or any rural settlements. Owing to its location, the site sits within a strong rural landscape with a coherent green infrastructure network. Development of the site would erode this and result in an isolated housing development, out of character with the locality. The impact of this is worsened by the site also being detached in travel and transport options, with no footway link to access nearby settlements, and the services they provide, including access to sustainable transport. Development would therefore fail to comply with the spatial strategy of the area, as proposed.

SHELAA Ref: 856/1510 **SITE:** Byeways, Sayerland Road, Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 856/1510 Name: Byeways, Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of 1.03ha of land, located to the north of Polegate. • The land comprises residential dwelling and garden, and grazing land. • Submission documents propose residential development, but gives no detail of quantum of development proposed. • The site is located in the parish of Polegate but is completely segregated from the town, and any residential development, by the A27 to the south, which is duelled in this location. The site also lies south of Hailsham, located further north on the A22. • The site is detached from Polegate (a sustainable settlement as defined in the Settlement Hierarchy) and isolated from local services, facilities, and public transport. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement, and is outside the proposed development boundary for Polegate. • The lack of safe and suitable access to sustainable transport means that development of the site will be somewhat car dependent, increasing emissions, although mitigation measures such as EV charging infrastructure. • 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. • 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. • 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. • All development will result in an increase in greenhouse gas emissions, however given the total lack of access to sustainable transport, a major negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures

SUSTAINABILITY OBJECTIVE		Effects				Site No: 856/1510 Name: Byeways, Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
						will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies located within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • This is a greenfield site and the 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 on site. However, surface water flooding is identified on the carriageway to the east, Sayerland Lane, from which access may be taken. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • 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 flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 856/1510 Name: Byeways, Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
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, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • 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 classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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 uncertain at this stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 856/1510 Name: Byeways, Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
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 is largely includes areas classed as 'brighter' by CPREs light pollution mapping to the south and east of the site, but with land to the north and west falling within the 'Darker' categories, being located away from the urban edge of Polegate and adjoining transport routes. This highlights the transitionary nature of the site, between rural areas to the north, and urban to the south. • This fringe location is echoed with the 2023 Landscape Sensitivity Assessment. The landscape was assessed as part of the Polegate West and North (East) Assessment Unit and identified as moderately sensitive, with a higher landscape sensitivity to medium scale residential or commercial/industrial development. • 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. On this site, this will be both during construction phase, but also throughout the lifetime of development, due to the location of the site and segregation from the settlement of Polegate. Increased car use will increase traffic in the area, and add to the already congested Polegate/Willingdon/A27/A22 areas nearby the site, and associated pollution, although noting the percentage increase from this development would only be marginal. • The site lies in close proximity of the A27 to the south, which is elevated. Development adjacent to this road may experience significant noise pollution. This will require mitigation to avoid any adverse impact, through careful layout and design and suitable construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 856/1510 Name: Byeways, Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will also address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be major negative as a result of increases in pollution, and the lack of readily available sustainable transport options to reduce this. The location of the site in a peripheral semi rural location, in a location detached from existing development may cause increased light pollution also. Whilst some mitigation may be possible, it is unlikely to resolve these issues in entirety.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bound by mature trees and hedgerows which contribute towards the green infrastructure network of the site as well as to the wider area. • The size of the site and scale of development may require some on site provision of green infrastructure in the form of open spaces, which would lead to increased provision of this green infrastructure in the locality. However, the area would be small scale and the segregated nature of the site limits value. • Any development would also need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to 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. • The impact is considered to be minor positive initially, because the development would bring some biodiversity net gain. However, over the long term, the segregation of this site limits the value that any green infrastructure provides to people, other than the small population of residents on site. It would therefore serve purpose for biodiversity benefits primarily, similar to the existing greenfield site that exists at present. Any green space would also be small scale given the size of development on site. The effects on this SA are therefore not significant.
SO9	BIODIVERSITY					• The site is likely to have some biodiversity value, noting the greenfield nature of the site. Vegetation to boundaries contributes to the ecological network, connecting the site to stepping stones around and through the area, and to larger blocks of woodland in the locality.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 856/1510 Name: Byeways, Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
						• Development would need to provide a suitable space and buffers to protect these areas and the habitat they provide. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • 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. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • Given the lack of detail as to the quantum of development and mitigation necessary, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• In the 2023 Landscape Sensitivity Assessment, the site was assessed as part of the Polegate West and North (East) Assessment Unit. The immediate area was identified as moderately sensitive, with a higher landscape sensitivity to medium scale residential or commercial/industrial development. • It is stated that '*The small-scale historic field pattern, mature hedgerow boundaries with hedgerow trees and semi-enclosed character with some views from the rural road network, public rights of way and the Cuckoo Trail, and separation from Polegate by the wooded A27 to the south increase sensitivity.*' Features such as the disturbance from the A27 and A22, the enclosed nature of sites and limited public access help to reduce sensitivity. • Developing this site would introduce built form into a largely rural area that is segregated from the main core of any nearby town. The areas of Bay Tree Lane, Sayerland Lane and Otham Court Lane are characterised by sporadic small scale rural development, along rural lanes, with development largely on the road frontage only. This is typical of the low density rural development seen in the District, and characterises this site as within a strong rural landscape with a coherent green infrastructure network. Development of this site as proposed would erode that rural character.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 856/1510 Name: Byeways, Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
						• The visual impact of this on immediate landscape and street scene is worsened by the isolated location of the site. Its relatively small scale, linear I nature, with a significant depth projecting back from Sayerland Lane. Development across the site would create a small pocket of urban development that fails to relate to the agricultural land or individual housing plots around it. • Development would erode the character of the landscape and this semi rural setting, which is delineated and distinctive from the urban area of Polegate to the south. It would therefore appear alien in context. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Due to the lack of a detailed scheme for the site, but accounting for the rural character of the immediate area, separated from the townscape and in a rural locality, the effect on this SA Objective is considered to be major negative.
SO11	HISTORIC & CULTURAL HERITAGE					• There are no Listed Buildings, Scheduled Ancient Monuments or Conservation Areas, or other designated heritage assets in close proximity of the site. • As such, there is no significant effect on this SA objective.
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 is accessed from Sayerland Lane to the east of thew site, which connects to the wider highway network by rural roads to the east, and access from the A22 to the west. Access to the site would have to be improved if development came forward, with potential access to the A22 as part of any larger scheme.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 856/1510 Name: Byeways, Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
						• The site has no pedestrian access at present, nor connects to any footways until 200m south of the site, where a footbridge over sails the A27 to provide access into Polegate town. However, there is no footpath for future residents to access this footbridge, thus requires a walk along Sayerland Lane, on the road itself, which is narrow and unlit, close to a blind corner in the road. This is not favourable nor safe for pedestrian use, particularly with those with mobility issues or wheelchairs and pushchairs. The lack of footway prevents any pedestrian connectivity to and from the site, and subsequently any access to public transport options nearby. • A bus stop is located within 500m of this footbridge from the A27, along Hailsham Road. This provides services between Hailsham and Eastbourne, and into the centre of Polegate, where buses can be utilised to travel to Hastings, Heathfield, and nearby retail areas in Langey and Pevensey Bay. These buses also provide access into Polegate High Street where the mainline train station is located. However, use of these services is limited by the lack of safe pedestrian access to connect to them. • The pedestrian footway that starts 200m south of the site also connects with the Cuckoo Trail, a licensed bridleway that provides a car free pedestrian and cycle route between Heathfield and Polegate. This also connects with the wider cycle network. • No detail is given of enhancement to current public transport provision, or accessibility options, but these may be required in combination with any other improvements/sites being delivered. These are unlikely to be viable on delivery of this site in isolation. • No details for sustainable travel have been submitted. As it stands the site does not have any safe access to sustainable transport or active travel modes, due to the lack of footways connecting the site, and its isolated location north of the A27. Given this, the location of the site and characteristics of surroundings, the effects on this SA Objective are considered to be major negative at this time.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need with provision of some dwellings, although noting this would not be significant. • The impact on this SA Objective is expected to be a minor positive effect.
SO15	HEALTH					• The nearest health services are in Polegate however these are not readily accessible to the site, due to the lack of footway connecting the site to the High Street and surrounding

SUSTAINABILITY OBJECTIVE	Effects				Site No: 856/1510 Name: Byeways, Sayerland Lane, Polegate
	S	M	L	Overall	Commentary
& WELLBEING					area. The nearest medical centre is 1.6km from the site, if accessed via the Cuckoo Trail to the east. • The Eastbourne, Hailsham and Seaford CCG serving the area has identified that early stages of future health service development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish assessed to experience this deficiency. • The scale and quantum of development may result in some on site provision of open space and play provision, in addition to making contribution towards wider youth and adult needs across the Parish. • Submission documents also refer to the proposal providing public open space and play areas totalling 1000sqm in size. This will may help address deficiencies in the locality. • The site is not proposing any specific health and wellbeing facilities beyond this, however on-site open and recreational space which will help to improve people's health and wellbeing. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially. The proposal is unlikely to make contribution towards these health facilities even in the long term due to the small scale of development on site. The proposal does however make open space and play provision, and contributions to these, thus long term the effects on this SA Objective are likely to be minor positive.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 856/1510 Name: Byeways, Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
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 and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Polegate via walking and bus services, if pedestrian access can be achieved. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
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 isolated and detached from any identified settlement or local facilities and amenities. • The site is not accessible to pedestrians currently and there is no footpath connecting the site to bus stops which would provide some sustainable transport access to services and facilities in Polegate and beyond. • There is a lack of details as to how the site would be made accessible to a village or town centre at this time, therefore, the impact on this SA Objective is considered to be minor negative.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 856/1510 Name: Byeways, Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
SO20	EDUCATION & SKILLS					• There will be the potential through local job creation during construction to improve skills and training in construction related apprenticeships, which will be over a significant number of years for a development of this scale. • The nearest school provision is in Polegate and Willingdon areas, east and south of the site. However the site has limited connectivity to either. Polegate Primary School itself is located Jus off the Cuckoo Trail which is east of the site, being 1.2km south, int h settlement of Polegate. However, without a footway along Bay Tree Lane to gain access to the Cuckoo Trail, it may be an undesirable route for children to utilise to gain access to the local school. Similarly, buses into nearby Willingdon may be unfavourable to use if there is no pedestrian access to the town to access them. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school on the Mornings Mill site, in the southern part of Polegate. There is no shortfall in early years and secondary provision. • Development of this scale would be unlikely to contribute towards provision of that primary education infrastructure. The site also presents challenges in how children on site access local education services unless suitable access and connectivity is provided. • 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 size of the site.

SUMMARY OF RESULTS:	Site No: 856/1510 Name: Byeways, Saylerland Lane, Polegate																			
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	The site does not conform with the overall spatial strategy for the district as it is detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site, including to the east and west of the A27/A22 area. 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, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Polegate. Therefore, the site does not conform to the overall spatial strategy for the district. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing, and SO15 Health & Wellbeing** The development of the site would contribute to green infrastructure, having associated benefits to health and wellbeing. The scale of development will also make a small contribution to help meet the Districts housing need. **Major negative effects: SO1 Climate Change, SO7 Pollution, SO10 Landscape and Townscape; and SO13 Travel and Accessibility** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, has no pedestrian access and no access to sustainable transport links, major negative effects are expected on travel and accessibility, and subsequently climate change and pollution, including from the car dependency arising as a result of development. These issues are unlikely to be mitigated if development is forthcoming in isolation. In addition, the site is rural in character and strongly associated with the rural lane and verdant setting of the immediate street scene, rather than urban development to the south of the A27 and beyond. Development of the site will erode this character and appear isolated and alien in context. **Minor negative effects: SO6 Waste and SO19 Town & Village** All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, especially if there is no provision for these services in connection with other development put forward in the area.

	No significant effect: SO8 Green & Blue Infrastructure, SO11 Historic and Cultural Heritage, SO18 Economy & Employment, SO20 Education & Skills **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation. The site is located on a rural road with no public footpaths and the land is rural in nature. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Polegate, Hailsham or any rural settlements. Owing to its location, the site sits within a strong rural landscape with a coherent green infrastructure network. Development of the site would erode this and result in an isolated housing development, out of character with the locality. The impact of this is worsened by the site also being detached in travel and transport options, with no footway link to access nearby settlements, and the services they provide, including access to sustainable transport. Development would therefore fail to comply with the spatial strategy of the area, as proposed.

SHELAA Ref: 871/1510 **SITE:** Land South East of Sayerland Lane, Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 871/1510 Name: Land south east of Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of 2.82ha of land, located to the north of Polegate. • The land is used primarily for equestrian purposes. • Submission documents propose residential development, suggesting 60-85 dwellings could be accommodated on site, with some green infrastructure to thew western side of the site also. • The site is located in the parish of Polegate but is completely segregated from the town, and any residential development, by the A27 to the south, which is duelled in this location. The site also lies south of Hailsham, located further north on the A22. • The site is detached from Polegate (a sustainable settlement as defined in the Settlement Hierarchy) and isolated from local services, facilities, and public transport. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement, and is outside the proposed development boundary for Polegate. • The lack of safe and suitable access to sustainable transport means that development of the site will be somewhat car dependent, increasing emissions, although mitigation measures such as EV charging infrastructure. • 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. • 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. • 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. • All development will result in an increase in greenhouse gas emissions, however given the total lack of access to sustainable transport, a major negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures

SUSTAINABILITY OBJECTIVE		Effects				Site No: 871/1510 Name: Land south east of Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
						will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies located within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • This is a greenfield site and the 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 on site. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • 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 flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 871/1510 Name: Land south east of Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
						• Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • 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 classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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 uncertain at this stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 871/1510 Name: Land south east of Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
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 is largely includes areas classed as 'brighter' by CPREs light pollution mapping to the west, but with land to the east falling within the 'Darker' categories, being located away from the urban edge of Polegate and adjoining transport routes. This highlights the transitionary nature of the site, between rural areas to the north and east, and urban to the south. • This fringe location is echoed with the 2023 Landscape Sensitivity Assessment. The landscape was assessed as part of the Polegate West and North (East) Assessment Unit and identified as moderately sensitive, with a higher landscape sensitivity to medium scale residential or commercial/industrial development. • 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. On this site, this will be both during construction phase, but also throughout the lifetime of development, due to the location of the site and segregation from the settlement of Polegate. Increased car use will increase traffic in the area, and add to the already congested Polegate/Willingdon/A27/A22 areas nearby the site, and associated pollution, although noting the percentage increase from this development would only be marginal. • The site abuts the A27 at the south of the site, which is duelled in this location. Development adjacent to this road may experience significant noise pollution. This will require mitigation to avoid any adverse impact, through careful layout and design and suitable construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 871/1510 Name: Land south east of Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will also address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be major negative as a result of increases in pollution, and the lack of readily available sustainable transport options to reduce this. The location of the site in a peripheral semi rural location, in a location detached from existing development may cause increased light pollution also. Whilst some mitigation may be possible, it is unlikely to resolve these issues in entirety.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bound by mature trees and hedgerows which contribute towards the green infrastructure network of the site as well as to the wider area. • The size of the site and scale of development will require some on site provision of green infrastructure in the form of open spaces, which would lead to increased provision of this green infrastructure in the locality. However, the area would be small scale and the segregated nature of the site limits value. • Any development would also need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to 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. • The impact is considered to be minor positive initially, because the development would bring some biodiversity net gain. However, over the long term, the segregation of this site limits the value that any green infrastructure provides to people, other than the small population of residents on site. It would therefore serve purpose for biodiversity benefits primarily, similar to the existing greenfield site that exists at present. Any green space would also be small scale given the size of development on site. The effects on this SA are therefore not significant.
SO9	BIODIVERSITY					• The site is likely to have some biodiversity value, noting the greenfield nature of the site. Vegetation to boundaries contributes to the ecological network, connecting the site to stepping stones around and through the area, and to larger blocks of woodland in the locality.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 871/1510 Name: Land south east of Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
						• Development would need to provide a suitable space and buffers to protect these areas and the habitat they provide. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • 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. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • Given the lack of detail as to the quantum of development and mitigation necessary, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• In the 2023 Landscape Sensitivity Assessment, the site was assessed as part of the Polegate West and North (East) Assessment Unit. The immediate area was identified as moderately sensitive, with a higher landscape sensitivity to medium scale residential or commercial/industrial development. • It is stated that '*The small-scale historic field pattern, mature hedgerow boundaries with hedgerow trees and semi-enclosed character with some views from the rural road network, public rights of way and the Cuckoo Trail, and separation from Polegate by the wooded A27 to the south increase sensitivity.*' Features such as the disturbance from the A27 and A22, the enclosed nature of sites and limited public access help to reduce sensitivity. This is particularly evident on this site, where the location in the southern section of the assessment unit, close to the A27, reduces sensitivity. • However, developing this site would introduce built form into a largely rural area that is segregated from the main core of any nearby town. The areas of Bay Tree Lane, Sayerland Lane and Otham Court Lane are characterised by sporadic small scale rural development, along rural lanes, with development largely on the road frontage only. This is typical of the low density rural development seen in the District, and characterises this site as within a strong rural landscape with a coherent green infrastructure network. Development of this site as proposed would erode that rural character.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 871/1510 Name: Land south east of Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
						• The visual impact of this on immediate landscape and street scene is worsened by the isolated location of the site. It is relatively small in scale in comparison with rural land that would be retained around the site. Development across the site would create a small pocket of urban development that fails to relate to the agricultural land or individual housing plots around it. It would also be highly prominent, worsening the visual impact of development. • Development would erode the character of the landscape and this rural setting, which is delineated and distinctive from the urban area of Polegate to the south. It would therefore appear alien in context. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Due to the lack of a detailed scheme for the site, but accounting for the rural character of the immediate area, separated from the townscape and in a rural locality, the effect on this SA Objective is considered to be major negative.
SO11	HISTORIC & CULTURAL HERITAGE					• There are no designated heritage assets on site. • A scheduled ancient monument, listed building and archaeological notification area are located at Otham Court, approximately 215m east of the site. Consideration would need to be given on proximity of this designated heritage asset to this large scale housing development in a rural location. There is potential that an urban development in this location, and associated work to highways and access route, could affect the rural setting of the heritage asset and its relationship to context. • Without detail on the scale, form and extant of development and associated works, affects on this SA objective remain 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 871/1510 Name: Land south east of Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• Vehicular access exists to the north of the site, from Otham Court Lane, a single width road. That is accessed primarily from Sayerland Lane to the east of the site, which is accessed from the A22. Access to the west is via single width rural road network only. Any access to the site would therefore require significant improvement. • The site has no pedestrian access at present, nor connects to any footways. Parts of the south and east boundary of the site abut the Cuckoo Trail and national cycle routes, giving potential for providing car free pedestrian and cycle routes into Polegate town itself, and further north to Heathfield. However, access to thee areas would be vital in any development to enable pedestrian connectivity to and from the site, and subsequently any access to public transport options nearby. • A bus stop is located within 500m of the footbridge oversailing the A27 to the south of the site. Alternatively, main bust stops in Polegate High Street are accessed 1km south of the site, walking via the Cuckoo Trail to the east. Buses here can be utilised to travel to Eastbourne, Hastings, Heathfield, and nearby retail areas in Langey and Pevensey Bay. • A mainline train station is located in Polegate High Street, 1.1km south of the site. This provides multiple services an hour to London and across the south coast. • Use of the Cuckoo Trail and cycle routes near the site provide some option for car free access into Polegate, but along an unlit route, with limited to no natural surveillance. This, combined with the distance needed to travel along the route (from site into the town) may make this travel option unfavourable to some users, even in the event of a pedestrian access linking to them. Some form of car use is therefore still likely as a result of this development. • No detail is given of enhancement to current public transport provision, or accessibility options, but these may be required in combination with any other improvements/sites being delivered. These are unlikely to be viable on delivery of this site in isolation. • No details for sustainable travel have been submitted. As it stands the site does not have any safe access to sustainable transport or active travel modes, but this could be provided as the site borders the Cuckoo Trail. However, use may still be limited given the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 871/1510 Name: Land south east of Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
						location of the site and its detached siting away from any settlement. The effects on this SA Objective are considered to be minor negative.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need with provision of some dwellings, although noting this would not be significant. • The impact on this SA Objective is expected to be a minor positive effect.
SO15	HEALTH & WELLBEING					• The nearest health services are in Polegate however these are not readily accessible to the site, due to the lack of footway connecting the site to the High Street and surrounding area. The nearest medical centre is 1.6km from the site, if accessed via the Cuckoo Trail to the east. • The Eastbourne, Hailsham and Seaford CCG serving the area has identified that early stages of future health service development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish assessed to experience this deficiency. • The scale and quantum of development may result in some on site provision of open space and play provision, in addition to making contribution towards wider youth and adult needs across the Parish. • Submission documents refer to provision of Green Infrastructure on part of the site. • The site is not proposing any specific health and wellbeing facilities beyond this, however on-site open and recreational space which will help to improve people's health and wellbeing.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 871/1510 Name: Land south east of Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially. The proposal may make contribution towards these health facilities, dependant on the scale of development proposed. The proposal does however make open space and play provision, and contributions to these, thus long term the effects on this SA Objective are likely to be minor positive.
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 and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Polegate via walking and bus services, if pedestrian access can be achieved. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 871/1510 Name: Land south east of Sayerland Lane, Polegate
		S	M	L	Overall	Commentary
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from any identified settlement or local facilities and amenities. • The site is not accessible to pedestrians currently and there is no footpath connecting the site to bus stops which would provide some sustainable transport access to services and facilities in Polegate and beyond. • There is a lack of details as to how the site would be made accessible to a village or town centre at this time, therefore, the impact on this SA Objective is considered to be minor negative.
SO20	EDUCATION & SKILLS					• There will be the potential through local job creation during construction to improve skills and training in construction related apprenticeships, which will be over a significant number of years for a development of this scale. • The nearest school provision is in Polegate and Willingdon areas, east and south of the site. Polegate Primary School itself is located off the Cuckoo Trail which is east of the site, being 1km south, in the settlement of Polegate. However, without a footway connecting the site to the Cuckoo Trail, it may be an undesirable route for children to utilise to gain access to the local school. Similarly, buses into nearby Willingdon may be unfavourable to use if there is no pedestrian access to the town to access them. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school on the Mornings Mill site, in the southern part of Polegate. There is no shortfall in early years and secondary provision. • Development may contribute towards provision of that primary education infrastructure, however, this would be unlikely for the smaller scale of development as proposed. The site also presents challenges in how children on site access local education services unless suitable access and connectivity is provided. • 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 size of the site.

SUMMARY OF RESULTS:	Site No: 871/1510	Name: Land South East of Sayerland Road, Polegate																		
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	The site does not conform with the overall spatial strategy for the district as it is detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site, including to the east and west of the A27/A22 area. 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, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Polegate. Therefore, the site does not conform to the overall spatial strategy for the district. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing, and SO15 Health & Wellbeing** The development of the site would contribute to green infrastructure, having associated benefits to health and wellbeing. The scale of development will also make a small contribution to help meet the Districts housing need. **Major negative effects: SO1 Climate Change, SO7 Pollution, and SO10 Landscape and Townscape** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, and has only limited access to sustainable transport links, major negative effects are expected on climate change and pollution, including from the car dependency arising as a result of development. These issues are unlikely to be mitigated if development is forthcoming in isolation. In addition, the site is rural in character and strongly associated with the rural lane and verdant setting of the immediate street scene, rather than urban development to the south of the A27 and beyond. Development of the site will erode this character and appear isolated and alien in context. **Minor negative effects: SO6 Waste, SO13 Travel & Accessibility, and SO19 Town & Village** All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, but some option remains to provide limited access, to help partially mitigate this. **No significant effect: SO8 Green & Blue Infrastructure, SO18 Economy & Employment, SO20 Education & Skills**

	Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation. The site is located on a rural road with no public footpaths and the land is rural in nature. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Polegate, Hailsham or any rural settlements. Even if enhancements were made to improve connectivity to nearby routes, the site remains detached from any settlement. Owing to its location, the site sits within a strong rural landscape with a coherent green infrastructure network. Development of the site would erode this and result in an isolated housing development, out of character with the locality. Development would therefore fail to comply with the spatial strategy of the area, as proposed.

SHELAA Ref: 896/1510 **SITE:** Land North of Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 896/1510 Name: Land North of Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• This is a substantial site, consisting of 58 hectares of land, located to the north of Polegate. • The site largely comprises agricultural land, with sporadic residential properties and some small scale commercial uses nearby. The site is bound by the A22 dual carriageway to the west, the Cuckoo Trail to the east, and more rural roads of Bay Tree Lane and Sayerland lane to the south. • Development is proposed of approximately 1700 dwellings with associated space for landscaping, ecological enhancements, drainage attenuation and green infrastructure. • The site falls within the parish of Polegate but is completely segregated from the town, and any residential development, by the transport routes that abut the site. Although close geographically, these routes dissect the area and isolate the site from this nearby development. • The site is detached from Polegate (a sustainable settlement as defined in the Settlement Hierarchy) by the A27 and is therefore isolated from local services, facilities, and public transport. • The site is also located some distance form Hailsham to the north, another sustainable settlement, but with intervening agricultural land meaning the site reads as a separate settlement to this one to he north. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement, nor within easy reach of it via public transport or non car modes of transport, and is outside any proposed development boundary. • The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some slight degree. • The scale of development on site provides some opportunity for provision of services/facilities/community space on site which would reduce the need to travel off site to some degree. However, unless a mixed use development and significant services were provided on site, the effect of which would need to be balanced and assessed, there would remain a significant need to travel off site to meet day to day needs.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 896/1510 Name: Land North of Polegate
		S	M	L	Overall	Commentary
						• The scale of development does provide potential for improvement in accessibility and public transport options to reduce the climate change impact of development in this isolated location. • 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. • 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. • 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. • All development will result in an increase in greenhouse gas emissions, however given the scale of potential development here, the isolated location of the site, and the lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, potentially somewhat mitigated by the detail of the scheme to be put forward.
SO2	CLIMATE CHANGE ADAPTATION					• This is a greenfield site and the 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. • The extent of the site does allow for opportunities to deliver nature based solutions to climate change. • 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. The impact on this SA Objective is uncertain at this stage over all timeframes, without detail of development being submitted.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 896/1510 Name: Land North of Polegate
		S	M	L	Overall	Commentary
SO3	FLOOD RISK					• The site lies largely within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. However, part of the central eastern side of the site is located in Flood Zone 2/3. • This central part of the site on the eastern boundary is also at risk from surface water flooding, along to the south west corner of the site, fronting the A22. Small pockets of land to the north also include frisk of flooding form surface water. • The site is not within an area of groundwater concern. • Residential development would not be appropriate within these flood zones, and may affect access to and across parts of the site, creating challenges with suitable access that would be safe for use/egress in the event of a flooding event. This may prohibit development further, but not in entirety, noting the significant area of the site that is safe and reasonable to develop outside these flood zones. • The development proposed on the site is therefore suitable in principle, however a sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is

SUSTAINABILITY OBJECTIVE		Effects				Site No: 896/1510 Name: Land North of Polegate
		S	M	L	Overall	Commentary
						therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • 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 classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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 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. This is especially pertinent considering the scale of development proposed. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 896/1510 Name: Land North of Polegate
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The south western part of the site is within areas classed as 'brighter – brightest'' by CPREs light pollution mapping. However, the majority of the site, and that extending north and east, is within areas described as 'darkest.' This highlights the transitionary nature of the site, between rural areas to the north and east, and rural areas to the south, in the town of Polegate and associated highways/service areas. • This fringe location is echoed with the 2023 Landscape Sensitivity Assessment identifying the landscape as being moderately sensitive, partly due to this semi rural location, historic field pattern, and presence of ancient woodland, balanced against proximity of existing development and existence of nearby road disturbance. The assessment draws a distinction between the north and south parts of the site, and states that '*occasional long-distance views to the South Downs National Park and the wooded backdrop of the High Weald AONB from Site 896/1510 increases sensitivity to development.'* • 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. On this site, this will be both during construction phase, but also throughout the lifetime of development, due to the location of the site and segregation from other settlements. Development will be car reliant to some extent, and will increase traffic in the area, and add to the already congested Polegate/Willingdon/A27/A22 interchange nearby the site. • The site abuts the A22 to the west and lies in close proximity of the A27 to the south. Development along the west and south parts of the site will likely experience significant noise pollution from these key transport routes. This will require mitigation to avoid any adverse impact, through careful layout and design and suitable construction. • Other policies within the Local Plan will also address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 896/1510 Name: Land North of Polegate
		S	M	L	Overall	Commentary
						• The impacts on this SA Objective are likely to be major negative as a result of increases in pollution arising from development, and the impact of existing pollution being worsened, affecting future residents of the development. The location of the site in a peripheral semi rural location, with glimpsed views to the SDNP and National Landscape may cause increased light pollution, affecting setting and having an adverse impact on dark skies to the north of the site. The location adjacent to road noise pollution issues also. Whilst some mitigation may be possible, it is unlikely to resolve these issues in entirety.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bound by mature trees and hedgerows, as well as accommodating Ancient Woodland (Nightingale Shaw Farm) to the north, and abutting other areas of woodland around and through the site. These features contribute towards the green infrastructure network of the site as well as to the wider area. • The size of the site and scale of development would require on site provision of green infrastructure, likely in various forms, with submission documents specifically referring to provision of this. This development would lead to increased provision of this green infrastructure in the locality. However, the segregated nature of the site limits the value of this somewhat, preventing integration with and benefits to the wider area and population. • Any development would also need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to 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. • The impact is considered to be minor positive as the development would bring biodiversity net gain, and significant improvements in Green Infrastructure provision. However, the segregation of this site limits value somewhat, preventing a more major effect on this SA objective.
SO9	BIODIVERSITY					• The site is likely to have some notable biodiversity value, noting the greenfield nature of the site; Ancient Woodland (Nightingale Shaw Farm) on site; priority habitat to the north

SUSTAINABILITY OBJECTIVE		Effects				Site No: 896/1510 Name: Land North of Polegate
		S	M	L	Overall	Commentary
						and east of the site; and designation of the adjacent Cuckoo Trail as a Biodiversity Opportunity Area. • Development would need to provide a suitable space and buffers to protect these areas and the habitat they provide. This would include a 15m buffer around the area of Ancient Woodland known as Nightingale Shaw Farm, at the north west corner of the site. Incorporating this buffer is likely to make development on this part of the site challenging, as access around the woodland, in remaining land, may be difficult to achieve in a cohesive and suitable manner. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • 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. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • Given the lack of detail as to the quantum of development and mitigation necessary, and noting designations on and adjacent to the site, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment assessed the site as part of the Polegate West and North Assessment Unit, where the landscape weas defined as moderately sensitive, but with higher landscape sensitivity to medium scale residential development, as proposed here. • The assessment subdivided land across the north and south of the site. • In terms of northern areas, the assessment states *'The small-scale historic field pattern, intact hedgerow boundaries with mature hedgerow trees, priority habitat deciduous woodland, recorded as ancient at Nightingale Farm Shaw and priority habitat floodplain grazing marsh in the east, views from the Cuckoo Trail and other rights of way and wooded backdrop provided by Abbot's Wood to the north-west indicate higher sensitivity. Separation and distance from Polegate increase the sensitivity of the sites to*

SUSTAINABILITY OBJECTIVE		Effects				Site No: 896/1510 Name: Land North of Polegate
		S	M	L	Overall	Commentary
						development, as they relate more to the wider countryside.' The assessment also refers to the site having '*occasional long-distance views to the South Downs National Park and the wooded backdrop of the High Weald AONB.'* • To the south, the filed pattern, PROW, and separation from Polegate increase sensitivity. However, the lack of priority habitats or historic features (other than field pattern), the enclosed character of the sites, limited public access, disturbance from the A27 and A22, (and) existing development within Site 896/1510….. reduce the sites' sensitivity to development.' • Landscape sensitivity of the site in its entirety is noted as highly sensitive to medium scale residential development. • Developing this site would introduce significant built form into a largely rural area that is segregated from any settlement. Although residential development exists nearby, this is either sporadic in nature and indicative of a rural environment, or is located a significant distance to the north or south, and separated by intervening land and/or transport routes that act a natural barrier to further growth. Development of this site would therefore appear alien in scale and form in this immediate locality. • The scale of development and extant of the site proposed would also considerably alter the character of the area, resulting in a loss of substantial countryside that buffers the area and gives a rural setting to nearby settlements. Development would appear as encroachment into this undeveloped area, rather than integration with any existing development. • Given the scale of development proposed, development has some potential to impact on the wider landscape and be visible to/from the South Downs National Park (SDNP). This is exacerbated by features on site providing a wooded backdrop to the High Weald National Landscape. • Submission documents include a masterplan showing extent of development across the site. This excludes built form to the north west corner of the site, fronting the A22, and to the northern most section of the site fronting the Cuckoo Trail to the east. However, built form is still substantial across the entire north-south depth of the site. It is therefore considered unlikely that this form and layout could substantially reduce the negative effects on the landscape.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 896/1510 Name: Land North of Polegate
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Due to the lack of a detailed scheme for the site, but accounting for the scale of development proposed and the semi rural character of the immediate area, separated from the townscape and within the setting of the SDNP, with views to the High Weald, , the effect on this SA Objective is considered to be major negative. It is acknowledged that significant landscape mitigation could negate some negative effects.
SO11	HISTORIC & CULTURAL HERITAGE					• Sayerland House is a Grade II Listed Building located adjacent to the south east corner of the site, fronting Sayerland Lane. • The site proposes development around the plot of Sayerland House, adjacent to the entire north boundary of the designated heritage asset, and in close proximity to the west and south of the plot also. • There is potential for development to have an impact on the setting of this Listed Building, especially due to development shown the north. The extent of this development block and its close proximity to the Listed Building require careful consideration. • Without further detail on this element of the proposal, the effect on this SA objective remains 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					• Submission documents propose access via Bay Tree Lane to the south, which is accessed from the A22 to the west. Further assessment will be required on whether suitable access is possible here, for the scale and quantum of development proposed. Development in the wider area is also subject to assessment of highway capacity

SUSTAINABILITY OBJECTIVE		Effects				Site No: 896/1510 Name: Land North of Polegate
		S	M	L	Overall	Commentary
						highways capacity (relating to the capacity along the northbound A22 and the surrounding road network on the A27 and Eastbourne). • The site does not currently benefit from any pedestrian links into Polegate, as there are no footways to connect to at the south of the site. Pedestrians would have to walk along Bay Tree Lane or Sayerland Lane on the road itself, in order to access an existing link to the Cuckoo Trail, and a footbridge oversailing the A27, both of which then connect to Polegate town itself. • The site does however abut the Cuckoo Trail to the east of the site, providing car free pedestrian and cycle routes into Polegate town itself, and further north to Heathfield. However, connectivity to this Cuckoo Trail would be vital in any development to enable pedestrian connectivity to and from the site, and subsequently any access to public transport options nearby. • A bus stop is located within 500m of the footbridge oversailing the A27 to the south of the site. Alternatively, main bust stops in Polegate High Street are accessed 1.7km south of the site, walking via the Cuckoo Trail to the east. Buses here can be utilised to travel to Eastbourne, Hastings, Heathfield, and nearby retail areas in Langey and Pevensey Bay. • A mainline train station is located in Polegate High Street, 1.8km south of the site. This provides multiple services an hour to London and across the south coast. • Use of the Cuckoo Trail and cycle routes near the site provide some option for car free access into Polegate, but along an unlit route, with limited to no natural surveillance. This, combined with the distance needed to travel along the route (from site into the town) may make this travel option unfavourable to some users, even in the event of a pedestrian access linking to them. Some form of car use is therefore still likely as a result of this development. • A bus stop is also located on the southbound carriageway of the A22, adjoining the western boundary of the northern part of the site. This is a hail and ride stop providing three buses per hour travelling via Polegate and Willingdon, terminating in nearby Eastbourne. It is unlikely that future residents would cross the busy A22 dual carriageway to access the northbound stop for these services to connect to Uckfield, Hailsham and Hastings.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 896/1510 Name: Land North of Polegate
		S	M	L	Overall	Commentary
						• No detail is given of enhancement to current public transport provision, or accessibility options. However, these are likely to be required and the scale of development would facilitate some improvements, enabling some mitigation of issues. • As it stands the site does not have significant access to sustainable transport options, but the scale of development makes some improvement likely/necessary, and the site is located adjacent to the Cuckoo Trail which provides some connectivity. Noting this, but that the site will still remain in a location detached from services and facilities, effects on this SA Objective are considered to be minor negative.
SO14	HOUSING					• The development has the potential to significantly contribute to the district's identified housing need, over a number of years. Submission documents indicate a proposal for 1700 dwellings, which could make a significant contribution to the Districts housing supply, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • Submission documents also state that development will contribute towards affordable housing, and custom/self building, with a housing mix and tenure types as required by Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect.
SO15	HEALTH & WELLBEING					• The site may require a Health Impact Assessment as part of any development. • The nearest health services are in Polegate however these are not readily accessible to the site. • The Eastbourne, Hailsham and Seaford CCG serving the area has identified that early stages of future health service development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. The quantum of development here would necessitate contribution towards this health provision, and recalculation of needs, noting the significant quantum of development and creation of a new settlement type of development. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need

SUSTAINABILITY OBJECTIVE		Effects				Site No: 896/1510 Name: Land North of Polegate
		S	M	L	Overall	Commentary
						to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish assessed to experience this deficiency. • The scale and quantum of development proposed will result in the on site provision of open space and play provision, in addition to making contribution towards wider youth and adult needs across the Parish. • Submission documents refer to the provision of green infrastructure as required by Local Plan policies, which will include provision of play space. This green infrastructure and open space and play space could contribute to both physical and mental health, and wellbeing of the community created. However, the site will remain detached from facilities and areas in the wider locality, due to the separation of this site form any settlement. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially. The proposal will make contribution towards this healthcare, as well as providing open space and play parks. In light of lack of detail on these, and noting the site remains detached from any settlement and the services it provides that benefit health and wellbeing, this brings only a minor positive effect on this SA in the medium to long term.
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 and 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 896/1510 Name: Land North of Polegate
		S	M	L	Overall	Commentary
						• With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
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 isolated and detached from any identified settlement or local facilities and amenities. • The site is not readily accessible to pedestrians currently but there are some pedestrian and cycle links for some future users to access Polegate, noting the distance some 1.8km away. There are limited bus service provision from the site to town and village centres and services beyond. • There is a lack of detail as to how the site would be made accessible to a village or town centre at this time and therefore the impact on this SA Objective is considered to be minor negative.
SO20	EDUCATION & SKILLS					• There will be the potential through local job creation during construction to improve skills and training in construction related apprenticeships, which will be over a significant number of years for a development of this scale. • The nearest school provision is in Polegate and Willingdon areas, south of the site. Polegate Primary School itself is located off the Cuckoo Trail which is east of the site, being 1.2km south, in the settlement of Polegate. However, without a footway connecting the site to the Cuckoo Trail, this pedestrian route is not possible. Similarly, buses into

SUSTAINABILITY OBJECTIVE		Effects				Site No: 896/1510 Name: Land North of Polegate
		S	M	L	Overall	Commentary
						nearby Willingdon may be unfavourable to use if there is no pedestrian access to the town to access them. This would need to be addressed if development came forward. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school on the Mornings Mill site, to the south east of Polegate town. There is no shortfall in early years and secondary provision. • Development of this scale would contribute towards provision of that primary education infrastructure. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure.

SUMMARY OF RESULTS:	Site No: 896/1510 Name: Land North of Polegate																			
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	The site does not conform with the overall spatial strategy for the district as it is detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site and to the west of the A27/A22 area. Should this site come forward for development further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Polegate. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. **Major positive effects: SO14 Housing** Development of the site will make a significant contribution to the district's housing need. It will provide housing and enhanced affordable housing provision. **Minor positive effects: SO8 Green & Blue Infrastructure, SO15 Health & Wellbeing, and SO20 Education & Skills** The development of the site would contribute to green infrastructure, and associated development on site will include amenity space and play provision, which will contribute to health outcomes. The scale of development will make contributions to health and education infrastructure. **Major negative effects: SO7 Pollution,** and **SO10 Landscape and Townscape** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, and has limited access to sustainable transport links, major negative effects are expected on pollution, from the car dependency arising as a result of development. The site is located in a rural area, with some limited views of the South Downs National Park and part of the High Weald landscape, leading to likely significant landscape effects from development of the scale and location proposed. Developing this site would introduce significant built form into a largely rural area, out of character with the townscape and causing harm that is unlikely to be suitably mitigated. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO13 Travel and Accessibility; and SO19 Town & Village** The isolated location of the site, detached from any settlement and amenities, with limited transport options other than by private car, would have an impact on climate change and travel and accessibility effects. All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of

	the site means there is no connectivity to a town or village centre, leading to a negative effect, especially if there is no provision for these services in connection with other development put forward in the area. **No significant effect: SO18 Economy & Employment** There is likely to be no significant effect on this assessment criteria. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	This is an extensive site comprising mainly of fields used for grazing together with dispersed residential properties located to the south of Hailsham and to the north of the A27 and Polegate. The A22 runs along the western boundary of the site and the Cuckoo trail along the eastern boundary. The site is isolated and detached from any local facilities, amenities, public transport, and the urban area of Hailsham or Polegate. Owing to its location and the rural nature of the site it is not considered suitable for development. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development. Any proposed development would need to be planned with great care and consideration of key sensitivities, including ancient woodland at Nightingale Farm Shaw, intact historic field patterns, strong hedgerow network including mature hedgerow trees, access through the site on public rights of way and views into the site from the Cuckoo Trail, and noting limited views from the South National Park and High Weald. There are particular constraints in terms of the landscape setting and character of the site. The site is not in conformity with the overall spatial strategy for the district as it is not located within a sustainable settlement and has limited sustainable travel access to Polegate. Whilst the scale of proposed development put forward could address some issues, it is felt that the major and minor positive effects for housing and infrastructure do not outweigh the major negative effects, and that there are other sites more suitable to meet the Council's housing needs in line with the spatial strategy. For these reasons, the site is rejected for allocation.

SHELAA Ref: 939/1510 **SITE:** Land Rear of Nightingale Village, Hailsham Road, Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 939/1510 Name: Land rear of Nightingale Villas, Hailsham Road, Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is 2.9 hectares of land, located to the north of Polegate. • The site is currently in residential and commercial use, with a yard used as workshop, stable and for commercial uses. • Residential development is proposed of approximately 84 dwellings, with space for landscaping, ecological enhancements, and drainage. • The site falls within the parish of Polegate but is completely segregated from the town, and any residential development, by the transport routes to the south. Although close geographically, the A22 to the west and A27 to the south dissect the area and isolate the site from this nearby development. • The site is detached from Polegate (a sustainable settlement as defined in the Settlement Hierarchy) by the A27 and is therefore isolated from local services, facilities, and public transport. • The site is also located some distance form Hailsham to the north, another sustainable settlement, but with intervening land meaning the site reads as a separate settlement to this one to the north. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement, nor within easy reach of it via public transport or non car modes of transport, and is outside any proposed development boundary. • The site is located on the southbound carriageway of the A22 dual carriageway. The lack of safe and suitable access to sustainable transport means that development of the site will be heavily car dependent, increasing emissions, although mitigation measures such as EV charging infrastructure may alleviate this somewhat. • 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. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 939/1510 Name: Land rear of Nightingale Villas, Hailsham Road, Polegate
		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. • All development will result in an increase in greenhouse gas emissions, however given the lack of access to sustainable transport, a major negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• This is a greenfield site and the 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. • The extent of the site does allow for opportunities to deliver nature based solutions to climate change. • 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. The impact on this SA Objective is uncertain at this stage over all timeframes, without detail of development being submitted.
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 on site. • The site is not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • 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: 939/1510 Name: Land rear of Nightingale Villas, Hailsham Road, Polegate
		S	M	L	Overall	Commentary
						• Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • 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 partially brownfield site, accommodating a warehouse and external storage areas/parking provision to the western part of the site. Development makes use of a brownfield site, which is noted. • The previous use of the site would limit the potential for land contamination through seepage of chemicals/waste. However, some storage of these products may have taken place, requiring assessment at application stage. Any necessary remediation works can be secured via redevelopment of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 939/1510 Name: Land rear of Nightingale Villas, Hailsham Road, Polegate
		S	M	L	Overall	Commentary
						• Development of the site itself is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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 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. This will be key given the brownfield nature of the site and potential need to remove waste, if not suitable for reuse. • 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 is located within an area designated as 'darker' by CPREs light pollution mapping. Although land to the south is much brighter, this site falls in a darker area, more closely associated with the rural areas to the north. • This rural location, sensitive to light pollution, is emphasised in the 2023 Landscape Sensitivity Assessment which identifies a high landscape sensitivity to medium scale residential development in this area, where it is stated that the site relates more to wider countryside, than urban areas nearby. • 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. On this site, this will be both during construction phase, but also throughout the lifetime of development, due to the location of the site and segregation from other settlements. Development will be car reliant to a large extent.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 939/1510 Name: Land rear of Nightingale Villas, Hailsham Road, Polegate
		S	M	L	Overall	Commentary
						• The site abuts the A22 to the west. Development along the west may experience significant noise pollution from this key transport routes. This will require mitigation to avoid any adverse impact, through careful layout and design, and suitable construction. • Other policies within the Local Plan will also address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be major negative as a result of increases in pollution arising from development, and the impact of existing pollution being worsened, affecting future residents of the development. The location of the site in a rural location may cause increased light pollution, having an adverse impact on dark skies to the north of the site. The location adjacent to road creates issues of noise pollution also. Whilst some mitigation may be possible, it is unlikely to resolve these issues in entirety.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bound by mature trees and hedgerows, adjacent to an area of designated Ancient Woodland (Nightingale Farm Shaw) to the north. These areas contribute towards the green infrastructure network of the site as well as to the wider area. • The size of the site and scale of development will require some on site provision of green infrastructure in the form of open spaces, which would lead to increased provision of this green infrastructure in the locality. However, the area would be small scale and the segregated nature of the site limits value. • Any development would also need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to 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. • The impact is considered to be minor positive initially, because the development would bring some biodiversity net gain. However, over the long term, the segregation of this site limits the value that any green infrastructure provides to people, other than the small population of residents on site. It would therefore serve purpose for biodiversity benefits primarily, similar to the existing greenfield site that exists at present. Any green space

SUSTAINABILITY OBJECTIVE		Effects				Site No: 939/1510 Name: Land rear of Nightingale Villas, Hailsham Road, Polegate
		S	M	L	Overall	Commentary
						would also be small scale given the size of development on site. The effects on this SA are therefore not significant.
SO9	BIODIVERSITY					• The site is likely to have some notable biodiversity value, noting the landscape features on site and nearby areas such as Ancient Woodland (Nightingale Shaw Farm) to the north of the site. • Development would need to provide a suitable space and buffers to protect these areas and the habitat they provide. This would include a 15m buffer around the area of Ancient Woodland known as Nightingale Shaw Farm, adjoining the north of the site. Incorporating this buffer is likely to reduce developable area of the site, particularly to the north east. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • 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. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • Given the lack of detail as to the quantum of development and mitigation necessary, and noting designations on and adjacent to the site, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment assessed the site as part of the Polegate West and North Assessment Unit, where the landscape was defined as having higher landscape sensitivity to medium scale residential development. • The assessment states *'The small-scale historic field pattern, intact hedgerow boundaries with mature hedgerow trees, priority habitat deciduous woodland, recorded as ancient at Nightingale Farm Shaw and priority habitat floodplain grazing marsh in the east, views from the Cuckoo Trail and other rights of way and wooded backdrop provided by Abbot's Wood to the north-west indicate higher sensitivity. Separation and distance*

SUSTAINABILITY OBJECTIVE		Effects				Site No: 939/1510 Name: Land rear of Nightingale Villas, Hailsham Road, Polegate
		S	M	L	Overall	Commentary
						from Polegate increase the sensitivity of the sites to development, as they relate more to the wider countryside.' • Developing this site would introduce significant built form into a largely rural area that is segregated from any settlement. Although residential development exists nearby, this is either sporadic in nature and indicative of a rural environment, or is located a significant distance to the north or south, and separated by intervening land and/or transport routes that act a natural barrier to further growth. Development of this site would therefore appear alien in scale and form in this immediate locality. • The visual impact of this on immediate landscape and street scene is worsened by the isolated location of the site. It is relatively small in scale in comparison with rural land that would be retained around the site. Development would create a small pocket of urban form that fails to relate to the agricultural land or individual housing plots around it. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Due to the lack of a detailed scheme for the site, but accounting for the scale of development proposed and the rural character of the immediate area, separated from the townscape, the effect on this SA Objective is considered to be major negative. It is acknowledged that significant landscape mitigation could negate some negative effects.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area or nearby any Listed Buildings, or designated heritage assets. • Given the above, it is considered there will be no significant effect on this SA Objective
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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 939/1510 Name: Land rear of Nightingale Villas, Hailsham Road, Polegate
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is currently accessed via a slip road from the southbound carriageway of the A22. This slip road contains a narrow footway that connects to a bus stop on the southbound carriageway of the A22. This is a hail and ride stop providing three buses per hour travelling to Polegate and Willingdon, terminating in nearby Eastbourne. • This bus stop provides the only sustainable travel option for use in connection with the site. Future residents would utilise these buses to travel to travel to Polegate High Street, 1.8km south of the site, to change to further bus services to Hastings, Heathfield, and nearby retail areas in Langey and Pevensey Bay. The mainline train station is also accessible from this High Street location. • It is unlikely that future residents would cross the busy A22 dual carriageway to access the northbound stop for bus services to connect to Uckfield, Hailsham and Hastings. The road is duelled in this location, with barriers between carriageways, preventing pedestrian use. • The footway that links the site to this southbound bus stop terminates at the bus stop itself. As such, there is no pedestrian connectivity further north of the site. A footway does exist to the side of the southbound carriageway to Bay Tree Lane, but with no footway along Bay Tree Lane to connect to. • The site is accessed from the A22, which due to the nature of this being a dual carriageway, and the volume and speed vehicles travel, makes it unlikely to be used by cyclists, unless extremely proficient. • No detail is given of enhancement to current public transport provision, or accessibility options. However, these are unlikely to be viable with the scale of development proposed. • As it stands the site has very limited access to sustainable transport, and no access to active travel modes (walking and cycling). Given this, the location of the site and characteristics of surroundings, the effects on this SA Objective are considered to be major negative at this time.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need with provision of approximately 80 dwellings. This would make some contribution, although not significant.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 939/1510 Name: Land rear of Nightingale Villas, Hailsham Road, Polegate
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is expected to be a minor positive effect.
SO15	HEALTH & WELLBEING					• The nearest health services are in Polegate however these are not readily accessible to the site. • The Eastbourne, Hailsham and Seaford CCG serving the area has identified that early stages of future health service development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish assessed to experience this deficiency. • The scale and quantum of development may result in some on site provision of open space and play provision, in addition to making contribution towards wider youth and adult needs across the Parish. • Submission documents refer to provision of Green Infrastructure on part of the site. • The site is not proposing any specific health and wellbeing facilities beyond this, however on-site open and recreational space which will help to improve people's health and wellbeing. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially. The proposal may make contribution towards these health facilities, dependant on the scale of development proposed. The proposal does however make open space and play provision, and

SUSTAINABILITY OBJECTIVE		Effects				Site No: 939/1510 Name: Land rear of Nightingale Villas, Hailsham Road, Polegate
		S	M	L	Overall	Commentary
						contributions to these, thus long term the effects on this SA Objective are likely to be minor positive.
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 and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
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 isolated and detached from any identified settlement or local facilities and amenities. • The site is not readily accessible to pedestrians and only limited bus service provision from the site to town and village centres and services beyond. • There is a lack of detail as to how the site would be made accessible to a village or town centre at this time and therefore the impact on this SA Objective is considered to be minor negative.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 939/1510 Name: Land rear of Nightingale Villas, Hailsham Road, Polegate
		S	M	L	Overall	Commentary
SO20	EDUCATION & SKILLS					• There will be the potential through local job creation during construction to improve skills and training in construction related apprenticeships, which will be over a significant number of years for a development of this scale. • The nearest school provision is in Polegate and Willingdon areas, south of the site. However, neither are easily accessible by carrying and sustainable transport options. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school on the Mornings Mill site, in the southern part of Polegate. There is no shortfall in early years and secondary provision. • Development may contribute towards provision of that primary education infrastructure, however, this would be unlikely for the smaller scale of development as proposed. The site also presents challenges in how children on site access local education services unless suitable access and connectivity is provided. • 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 size of the site.

SUMMARY OF RESULTS:	Site No: 939/1510	Name: Land Rear of Nightingale Villas, Hailsham Road, Polegate																		
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	The site does not conform with the overall spatial strategy for the district as it is detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site and to the west of the A27/A22 area. Should this site come forward for development further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Polegate. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. **Major positive effects: SO3 Flood Risk** The site is not at risk from flooding, thus development and use are suitable for this site. **Minor positive effects: SO14 Housing SO15 Health & Wellbeing, and** The development of the site would contribute to green infrastructure, and associated development on site will include amenity space and play provision, which will contribute to health outcomes. The scale of development will make some contribution to the Districts housing need. **Major negative effects: SO1 Climate Change, SO7 Pollution, SO10 Landscape and Townscape and SO13 Travel and Accessibility.** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, and has limited access to sustainable transport links, major negative effects are expected on pollution and travel and accessibility, from the car dependency arising as a result of development. The site is located in a rural area. Developing this site would introduce significant built form into a largely rural area, out of character with the townscape and causing harm that is unlikely to be suitably mitigated. **Minor negative effects:; SO6 Waste and SO19 Town & Village** All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, especially if there is no provision for these services in connection with other development put forward in the area.

	No significant effect: SO8 Green & Blue Infrastructure; SO11 Historic and Cultural heritage; SO18 Economy & Employment, SO20 Education & Skills There is likely to be no significant effect on this assessment criteria. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site comprises a yard area used as a workshop, stables and paddocks located to the south of the built up area of Hailsham. The A22 runs along the western boundary of the site. The site is isolated and detached from any local facilities, amenities and public transport and the urban areas of Hailsham or Polegate, or any rural settlements. Owing to its location and the rural nature of the site it is not considered suitable for development. The site is not in conformity with the overall spatial strategy for the district as it is not located within a sustainable settlement and has limited sustainable travel access to Polegate. For these reasons, the site is rejected for allocation.

SHELAA Ref: 967/1510 **SITE:** Polegate Station Car Park (Site 2), High Street, Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 967/1510 Name: Polegate Station Car Park (Site 2), High Street, Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a car park located to the rear, eastern side, of Polegate High Street. • The site covers an area of 0.24ha and is proposed for residential development. Submission documents include a proposal to erect a four storey building, with car park at ground floor and three floors of residential above, comprising of 40-45 dwellings. • Polegate is identified as an Urban Settlement (Type 2) in the Settlement Hierarchy, due to its mainline train station which offers a frequent and sustainable mode of transport, and provision of some services and facilities (including retail, education, and medical services) • The site abuts Polegate train station to the south east, and bus stops to the west, within 100-200m. The sites location off the High Street is adjacent and nearby a number of main facilities and services. • Development of the site may result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although numerous sustainable transport options within such close proximity of the site will reduce this need to travel by car. • 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 967/1510 Name: Polegate Station Car Park (Site 2), High Street, Polegate
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
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. • This is a brownfield site but development on and across the site would likely increase the amount of impermeable surfacing, 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 not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will likely increase impermeable surfaces. • Other policies within the Local Plan will cover 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 flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 967/1510 Name: Polegate Station Car Park (Site 2), High Street, Polegate
		S	M	L	Overall	Commentary
						• The site is not within a groundwater source protection zone. • The site is located within the catchment area of the Pevensey Levels SAC/Ramsar site. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is a brownfield site, used for public car parking. Development makes use of a brownfield site, in a sustainable location, surrounded by existing development. • The current use of the site as a car park. Although vehicles are kept on site, these are not maintained or serviced in the area thus unlikely to have led to ground pollution. However, the existence of car parking and brownfield nature of the site may have led to some contamination, even historically. Any necessary remediation works can be secured via redevelopment of the site. • Development of the site itself is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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 site is not safeguarded for waste or minerals operations. • Other policies within the Local Plan will address matters of soil health and protection as well as 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 967/1510 Name: Polegate Station Car Park (Site 2), High Street, Polegate
		S	M	L	Overall	Commentary
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. This will be key given the brownfield nature of the site and potential need to remove waste, if not suitable for reuse. • 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 is within an area classed as being 'brighter' (almost brightest) by CPREs light pollution mapping. Given the size and location of the site, development is unlikely to introduce significant additional light pollution, however mitigation measures in line with other local plan policies will still be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, 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 also within 100m of various sustainable transport options, giving opportunity for sustainable travel options for future occupiers in the long term. • The site is located adjacent to Polegate train station and train line, served by multiple trains every hour. Any development will need to consider noise arsing from this and appropriately plan, design, layout and construct the residential units proposed. • Other policies within the Local Plan will also address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 967/1510 Name: Polegate Station Car Park (Site 2), High Street, Polegate
		S	M	L	Overall	Commentary
						• The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, given the sites proximity to alternative modes of transport and noting the sites location in a built up area, but with no detail of mitigation for noise, the effects are considered to be uncertain.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is a brownfield site, surrounded by existing residential and nearby commercial/retail development. The site contains minimal habitat or landscape features that support green infrastructure, nor includes any space used for green infrastructure provision. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would enhance the sites' green and blue infrastructure provision, and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of 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. • Although a small scale site affecting GI provision options, the requirement for 20% BNG will improve the contribution this site makes to nature recovery. This has a minor positive effect on this SA objective.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or the immediate vicinity. • There are very limited features on site which support biodiversity, due to the brownfield nature of the site in an urban area. • 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. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 967/1510 Name: Polegate Station Car Park (Site 2), High Street, Polegate
		S	M	L	Overall	Commentary
						• Development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. Submission details include retention of trees that do exist on site, and addition of further trees to the northern boundary. • The requirement for 20% BNG will improve the contribution this site makes to supporting biodiversity in the local area, and subject to compliance with policies and legislation that protect the Pevensey levels SAC, there will be adequate mitigation to protect this area, resulting in an overall minor positive effect on this SA objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site has low landscape sensitivity due to the existing developed nature of the site and it being enclosed by development on all sides. • Subject to a suitable layout and design to reflect the character of the locality, and a reasonable scale and height to development to prevent significant or adverse impact to skyline and distance views, development will not have a significant impact on the landscape. • The existing built form surrounding the site also means that development could be well integrated with the existing townscape. Depending on the design and layout of any scheme, including the need to ensure appropriate height on this key back land plot, so as not to dominate the street scene or neighbouring properties, development is unlikely to have a significant impact on the townscape itself. • Height, scale, and form of development will affect the quantum of development suitable for this site, and likely reduce the scale of development from that identified in submission documents. • It is also noteworthy that application WD/2022/1216/MAJ proposed a five storey development, consisting of 36 dwellings on site, which was refused in October 2023, in part due to scale, massing and detailed design resulting in an incongruous and harmful development, failing to respect the character of the area and townscape. • Without further detail on how the scale of development meets the need to integrate with and protect character of the area in a suitable manner, whilst still delivering scale of development proposed, the impact on this SA objective is uncertain.
SO11	HISTORIC &					• The site is not within a conservation area or nearby any Listed Buildings or designated heritage assets.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 967/1510 Name: Polegate Station Car Park (Site 2), High Street, Polegate
		S	M	L	Overall	Commentary
	CULTURAL HERITAGE					• Given the above, there should be no significant impact on this SA objective.
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 fronts onto Roy Martin Way, east of the High Street, which provides suitable vehicular access to the site. Footway connectivity is available both sides of this access road. • The site is within 100-200m of bus stops to the east of the site. Various bus routes serve these stops multiple times an hour and connect tow areas such as Hastings, Uckfield, Hailsham and Heathfield, and include services to local retail areas in Langney and Pevensey Bay. This provides good direct connectivity to a range of services and facilities. • The site is also within 40m of the ticketing office of Polegate Train Station which provides services to London and the south coast, multiple times per hour. This gives access to various employment centres via this sustainable transport mode. • The site itself is located centrally in Polegate High Street, where the majority of services and facilities are located to meet day to day needs. • The site is also located close to dedicated cycle ways, providing safe car free access along the Cuckoo Trail and National Cycle Routes nearby. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The scale of development is of a size where limited potential exists to improve transport options. However, the site is located in a highly sustainable location. Development on site will therefore give many opportunities for travel by non car modes of transport, which is a minor positive effect on this SA objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 967/1510 Name: Polegate Station Car Park (Site 2), High Street, Polegate
		S	M	L	Overall	Commentary
SO14	HOUSING					• The proposed development is for residential development. Submission documents state 40-45 dwellings may be provided in the form of flats, but it is noteworthy that a development for a five storey building proposing 36 flats was previously refused on site. Quantum of development therefore requires careful consideration. • Notwithstanding, any housing provision will make a positive contribution to the district's identified housing need. • The impact on this SA Objective is expected to be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced through provision of affordable housing.
SO15	HEALTH & WELLBEING					• The nearest health services are to the west of the site, either end of Polegate High Street, at Downlands Medical centre and Manor Park medical Centre. Downlands Medical Centre is within an 220m walk of the site, easily accessible on foot. Other services in or near the High Street include two chemists and two dentists also. • The Eastbourne, Hailsham and Seaford CCG has identified that early stages of future health services development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish to experience this deficiency. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the size of the site, and unknown details of development, effects are considered to be uncertain on this SA objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 967/1510 Name: Polegate Station Car Park (Site 2), High Street, Polegate
		S	M	L	Overall	Commentary
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 and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of final housing numbers, housing types, scale and form, the layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of services and facilities in Polegate, and accessible via public transport. • With no details in terms of the layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
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 or loss of any. • The site is currently used as a public car park predominately for those visiting Polegate Town Centre and the rail station. It would need to be demonstrated that either the car park can be preserved through a new scheme (if required) or the loss of the car park is appropriate following an parking survey in this location. This is necessary to ensure there is not a loss of this car parking facility which may adversely affect the attractiveness of using shopping and other facilities in Polegate High Street, subsequently affecting the viability of the wider area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 967/1510 Name: Polegate Station Car Park (Site 2), High Street, Polegate
		S	M	L	Overall	Commentary
						• Redevelopment would place new residents within a short journey time of services and facilities in Polegate. However, Polegate High Street is likely to continue in terms of viability and vitality without this site. • Without further detail of the development and impact of potential loss of car parking facilities (if arises), the effects on this SA objective are uncertain over the long term, but minor negative during construction, whilst redevelopment takes place and this car park is not available for use for that time.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • Polegate Primary School is located 550m to the north, accessible via a footpath opposite the north west corner of the site. • An alternative primary school, in Willingdon, as well as Willingdon Community secondary school are located further to the south, within 1.5km, on the bus routes served from nearby the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school at a site south of Polegate. There is no shortfall in early years and secondary provision. • 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 size of the site and potential tenure/housing type coming forward.

SUMMARY OF RESULTS:	Site No: 967/1510 Name: Polegate Station Car Park (Site 2), High Street, Polegate																			
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	The site does not currently benefit from planning permission nor any application for development. Polegate 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 in a highly sustainable location, in a central are of Polegate, accessed off the High Street. Polegate is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. This site falls within the existing (and proposed) development boundary and is bounded by development. The site conforms with the overall spatial strategy for development within Wealden as a whole as it is within reach of services and facilities within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO8 Green and Blue Infrastructre, SO9 Biodiversity, SO 13 Travel & Accessibility and SO14 Housing** The brownfield nature of the site limits green infrastructure and biodiversity value at present, but with Biodiversity Net Gain leading to enhancement's as a result of development. Development will connect well to existing public transport options, footways, and safe cycleways, in this sustainable location. Development of the site for housing will contribute to the district's housing need. **Major negative effects:** None **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: SO11 Historic and Cultural Heritage; SO18 Economy & Employment; and SO20 Education** 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 proposal for the site is for 40 – 45 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 25 (net) dwellings and has been proposed for allocation on this basis. The site is centrally located within Polegate and is sustainable, already benefiting from a suitable vehicular access and pedestrian links to the wider area. The site is bounded by existing residential development to the north and east, with Polegate rail station to the south and existing development on Polegate High Street to the west, which includes a retail parade. The use of the car park is predominately for those visiting Polegate Town Centre and the rail station and it would need to be demonstrated that either the car park can be preserved through a new scheme (if required) or the loss of the car park is appropriate following an parking survey in this location. The site is subject to a full planning application for 36 (net) dwellings under planning reference WD/2022/1216/MAJ but this was refused owing to the density and massing of the development.

SHELAA Ref: 1065/1510 **SITE:** Land North of Lewes Road, Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1065/1510 Name: Land north of Lewes Road, Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of 8.73ha of agricultural land, abutting the A27 to the east of the site, trainline to the south (with A27 also beyond), and arable fields north and west. • Development proposes a mixture of residential and commercial development, with submission documents stating provision of 255 dwellings and/or 25500sqm of commercial floor space, for office/light industry/warehouse use. • The site falls within the parish of Polegate but is completely segregated from the town, and any residential development, by the transport routes that abut the site to the south and east. Although close geographically, these routes dissect the area and isolate the site from this nearby development. • The site is therefore detached from Polegate (a sustainable settlement as defined in the Settlement Hierarchy) and isolated from local services, facilities, and public transport. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement, nor within reach of it via public transport or non car modes of transport, and is outside the proposed development boundary for Polegate. • The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some slight degree. The mix of uses on site is unlikely to reduce car journeys significantly. • 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. • 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. • 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: 1065/1510 Name: Land north of Lewes Road, Polegate
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions, however given the scale of potential development here and the total lack of access to sustainable transport, a major negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies largely 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. • This is a greenfield site and the 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 largely within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. However, part of the north eastern corner of the site falls within Flood Zone 2/3. • The northern boundary and much of the eastern section of the site, as well as an area to the western centre of the site, running north to south, is at risk of surface water flooding and is likely to be form part of a future undefended Flood Zone 3. • The site is not within an area of groundwater concern. • Residential development would not be appropriate within these zones, and their existence reduces the developable site area significantly. In addition, the siting of these flood zones across the north and east boundaries, and running through the centre of the site, subdivides the site and creates challenges with suitable access that would be safe for use/egress in the event of a flooding event. This prohibits development further. A sequential approach will need to be taken to development on site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1065/1510 Name: Land north of Lewes Road, Polegate
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is at risk of flooding, across notable areas of the site, but noting some potential areas unaffected (and subject to safe access to these) and mitigation/improvements possible, the impact on this SA Objective is likely to be minor negative over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • 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 classified as agricultural land. • The site is not safeguarded for waste or minerals operations.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1065/1510 Name: Land north of Lewes Road, Polegate
		S	M	L	Overall	Commentary
						• The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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 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 is largely within areas classed as 'brighter' by CPREs light pollution mapping. The western part of the site falls just below this category, with land approximately 900m to the west being categorised as 'darkest.' This highlights the transitionary nature of the site, between rural areas to the west, and urban to the east. • This fringe location is echoed with the 2023 Landscape Sensitivity Assessment identifying the landscape as being moderately sensitive, partly due to this semi rural location, close to the historic Wootton Manor Registered Park and Garden and within 150 of the South Downs National Park. • 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. On this site, this will be both during construction phase, but also throughout the lifetime of development, due to the location of the site and segregation from any safe

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1065/1510 Name: Land north of Lewes Road, Polegate
		S	M	L	Overall	Commentary
						pedestrian access points and/or public transport options. This will increase traffic in the area, and add to the already congested Polegate/Willingdon/A27 interchange that abuts the site, although noting the percentage increase from this development would only be marginal. This interchange and nearby traffic congestion also has potential to affect future residents of the development, bot through air and noise pollution. • The site abuts the A27 to the east, the main trunk road east-west through this part of the District, connecting key settlements in East Sussex. The site also abuts a main train line to the south of the site, with a further part of the A27 then located adjacent to this. Development adjacent to this road and railway line will likely experience significant noise pollution. This will require mitigation to avoid any adverse impact, through careful layout and design, including potential noise barriers, and suitable construction. • Other policies within the Local Plan will also address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be major negative as a result of increases in air pollution, and the lack of sustainable transport options to reduce this. The location of the site in a peripheral semi rural location, nearby the SDNP and designated heritage asset, may cause increased light pollution, affecting setting and having an adverse impact on dark skies to the west of the site. The location adjacent to road and rail presents noise pollution issues also. Whilst some mitigation may be possible, it is unlikely to resolve these issues in entirety.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bound by mature trees and hedgerows which contribute towards the green infrastructure network of the site as well as to the wider area. • The size of the site and likely scale of development would require on site provision of green infrastructure in the form of open spaces, as well as integration of these with surrounding features such as woodland. This would lead to increased provision of this green infrastructure in the locality. However, the segregated nature of the site limits the value of this to future residents on site only, preventing connectivity and benefits to the wider area and population. • Any development would also need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1065/1510 Name: Land north of Lewes Road, Polegate
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact is considered to be minor positive initially, because the development would bring some biodiversity net gain, but as a result if development. However, over the long term, the segregation of this site limits the value that any green infrastructure provides to people, other than the small population of residents on site. It would therefore serve purpose for biodiversity benefits primarily, similar to the existing greenfield site that exists at present. The effects on this SA are therefore not significant.
SO9	BIODIVERSITY					• The site is likely to have some biodiversity value, noting the greenfield nature of the site, landscape features, and deciduous woodland priority habitat adjacent to the eastern part of the site. • Development would need to provide a suitable space and buffers to protect these areas and the habitat they provide. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • 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. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • Given the lack of detail as to the quantum of development and mitigation necessary, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the landscape is moderately sensitive, with higher landscape sensitivity to medium scale residential commercial/industrial development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1065/1510 Name: Land north of Lewes Road, Polegate
		S	M	L	Overall	Commentary
						• It is stated that '*The site(s) are separated from the existing settlement edge of Polegate by the A22 to the east and the A27 and railway line to the south, which increases their sensitivity to development. The west of the sites provides a landscape setting to the historic Wootton Manor Registered Park and Garden, and there is considerable intervisibility with the rising slopes of the South Downs National Park to the south of the sites. These factors also increase sensitivity. The limited presence of historic and semi-natural features within the sites and their proximity to the railway line, A22 and A27 reduce the sense of tranquillity and decreases their sensitivity.*' • Developing this site would introduce significant built form into a largely rural area that is segregated from the main core of the town. Although residential development exists to the south of the A27, largely with the same road frontage width as this proposed site, that development extends further south and into the main settlement of Polegate and then Willingdon, reading as part of the main settlement pattern. In contrast, development of this site would extend north and west of the A27, which acts as a natural barrier to further development into the rural surrounds of the town. Development may therefore read as encroachment into this undeveloped area, rather than integration with any existing development. • Given the scale of development proposed, it is likely that development would have some impact on the wider landscape and be highly visible to/from the South Downs National Park (SDNP). There are no details of the proposed scheme, and landscape mitigation measures could be implemented. However, it is considered unlikely that this would substantially reduce the negative effects on the landscape. • There is considerable intervisibility between the site and SDNP. Development of this land may affect the setting of the Park, encroaching and extending development at the eastern gateway to the Park. • It is noted development would be seen in context of development south of the A27 and the highway infrastructure that dominates the A27 interchange to the south east of the site. However, the extent and quantum of development, and projection of the site, all in an isolated location, would not be tempered significantly by these matters. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1065/1510 Name: Land north of Lewes Road, Polegate
		S	M	L	Overall	Commentary
						• Due to the lack of a detailed scheme for the site, but accounting for the scale of development proposed and the semi rural character of the immediate area, separated from the townscape and within the setting of the SDNP, the effect on this SA Objective is considered to be major negative. It is acknowledged that significant landscape mitigation could negate some negative effects.
SO11	HISTORIC & CULTURAL HERITAGE					• The site lies approximately 250 metres to the east of the Wootton Manor Grade II Listed Registered Park and Gardens, and approximately 650m to the east of a cluster of Grade II and Grade II* Listed Buildings within the Registered Park and Gardens. • The listing entry states that 'Wootton Manor, with gardens of c 2ha, is set in an area of c 25.5ha of park and farmland forming the registered site. The site lies in a rural area of East Sussex…. The house stands on a greensand ridge that slopes gently to the south with views to the Downs…. To the east and south of the house is the `front park', consisting of fields under permanent pasture, planted as parkland from the early C19. The fields to the south, south-east, and east (Little Stroods, Great Stroods, Chambers Piece, Hall Field) are ancient meadows, and the field to the south-west (Cherry Croft) was cultivated prior to the early C20. The park is bounded by a belt of trees along the southern edge and in the south-west corner, and planted with single mature specimen trees.' • The setting of these designated heritage assets is therefore largely derived from the context they are set within, and the rural locality surrounding. Development within 250m of the eastern edge of this Registered Park and Garden would potentially erode that rural locality and setting of the site. This is exacerbated by the intervisibility between the two sites and open pastureland between, which gives no definitive edge between development and the designated site. • Without further detail on how the extent of development, and scale and form, could be mitigated to address this, the creation of a large development site within close proximity to these designated heritage assets gives potential for major significant impacts on this SA objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1065/1510 Name: Land north of Lewes Road, Polegate
		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					• There is no existing vehicular or pedestrian access to the site. Submission documents note these would be hard to achieve given that development fronts a railway line to the south and the A27 to the east. Any access would likely be necessary through neighbouring land, and sites would only be suitable subject to significant infrastructure improvements to deal with the sites severance with Polegate (through a grade separated junction at Cophall Roundabout and associated road infrastructure). • Even if access were provided, the site is segregated from Polegate by the A27. There is no footpath to the western side of the A27 until near to the Cophall Roundabout 500m north of the site, where a crossing point is located to access Polegate town. However, there is no footpath for future residents to access this, nor any safe and reasonable way to cross the dual carriageway closer to the site. This prevents any pedestrian connectivity to and from the site, and subsequently any access to public transport options nearby. • Bus stops are located 50m south and 500m north of the site, and Polegate train station is 700m to the east. However, with no feasible options to access either by foot, these are unlikely to be utilised. Cycle access may be possible, but cycling along the dual carriageway makes this an unfavourable option for most. • No detail is given of enhancement to current public transport provision, or accessibility options, but these may be required in combination with any other improvements/sites being delivered. These are unlikely to be viable on delivery of this site in isolation. • No details for sustainable travel have been submitted. As it stands the site does not have any access, or potential for access, to sustainable transport or active travel modes (walking and cycling). Given this, the location of the site and characteristics of

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1065/1510 Name: Land north of Lewes Road, Polegate
		S	M	L	Overall	Commentary
						surroundings, the effects on this SA Objective are considered to be major negative at this time.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need. Submission documents indicate a proposal for 255 dwellings, which could make a significant contribution to the Districts housing needs, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • Due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect.
SO15	HEALTH & WELLBEING					• The nearest health services are in Polegate however these are not accessible to the site. • The Eastbourne, Hailsham and Seaford CCG serving the area has identified that early stages of future health service development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. The quantum of development here may necessitate contribution towards this health provision. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish assessed to experience this deficiency. • The scale and quantum of development likely will result in the on site provision of open space and play provision, in addition to making contribution towards wider youth and adult needs across the Parish. • The site is not proposing any health and wellbeing facilities however it is proposing on-site open and recreational space which will help to improve people's health and wellbeing.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1065/1510 Name: Land north of Lewes Road, Polegate
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially, but there is provision nearby. The proposal also makes contribution towards this healthcare, as well as providing open space and play provision, and contributions to these, thus long term the effects on this SA Objective are likely to be minor positive.
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 and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Polegate via walking and bus services, if pedestrian access can be achieved. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development includes options for employment development on the site, although no specifics as to the total level of employment floorspace are available at this time. • Given the size of the site however, notable employment provision is likely, although access to the site needs to be established. • Therefore, a minor positive effect is expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1065/1510 Name: Land north of Lewes Road, Polegate
		S	M	L	Overall	Commentary
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from any identified settlement or local facilities and amenities. • The site is not accessible to pedestrians currently and there is no footpath connecting the site to bus stops which would provide some limited sustainable transport access to services and facilities in Polegate and beyond. • There is a lack of details as to how the site would be made accessible to a village or town centre at this time, therefore, the impact on this SA Objective is considered to be minor negative.
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 school provision is in Polegate and Willingdon areas, east and south of the site. However the site has no connectivity to either. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school on the Mornings Mill site, south of this development site. There is no shortfall in early years and secondary provision. Development of this scale may contribute towards provision of that primary education infrastructure, but present challenges in how children on site access it, unless suitable access and connectivity is provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure.

SUMMARY OF RESULTS:	Site No: 1065/1510 Name: Land North of Lewes Road, Polegate																			
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	The site does not conform with the overall spatial strategy for the district as it is detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site and to the west of the A27/A22 area. 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, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Polegate. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. **Major positive effects: SO14 Housing** Development of the site will contribute to the district's housing need. It will provide housing and enhanced affordable housing provision. **Minor positive effects: SO15 Health & Wellbeing, S18 Economy & Employment and SO20 Education & Skills** The development of the site would contribute to green infrastructure, and associated development on site will include amenity space and play provision, which will contribute to health outcomes. The scale of development will make contributions to health and education infrastructure. In addition, if employment space were provided in redevelopment, as set out in submissions, this would increase employment floorspace provision in the District. **Major negative effects: SO1 Climate Change, SO7 Pollution, SO10 Landscape and Townscape; SO11 Historic & Cultural heritage; and SO13 Travel and Accessibility** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, has no suitable vehicular or existing pedestrian access and no access to sustainable transport links, major negative effects are expected on travel and accessibility, and subsequently climate change and pollution, from the car dependency arising as a result of development. These issues are unlikely to be mitigated if development is forthcoming in isolation. In addition, the site is located adjacent to the South Downs National Park and nearby heritage assets, including Registered Park and Gardens. Developing this would introduce significant built form into a largely rural area, affecting setting of these designated sites, causing harm that is unlikely to be suitably mitigated. **Minor negative effects: SO3 Flood Risk, SO6 Waste and SO19 Town & Village**

	The site includes a small parcel of land in Flood Zone 2/3 and is liable to surface water flooding, both of which require assessment, including to effects of providing access on site, and nay necessary mitigation for surface water impact. All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, especially if there is no provision for these services in connection with other development put forward in the area. **No significant effect: SO8 Green and Blue Infrastructure** The type of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation as development would be unsuitable in this semi-rural location. The site is severed from Polegate by the A27 that is duelled in this location, as well the rail line (Eastbourne to Lewes) that is to the south of the site. Despite the sites proximity to built form the opposite side of the A27, the site is rural in nature (used mainly for livestock farming) and is severed from local services and facilities, including public transport links in Polegate. Owing to its location, this site is unsuitable for residential development by itself and would be out of keeping with the surrounding land uses. The impact on the setting of the listed buildings forming Wootton Manor located to the west of the site, the Historic Park and Garden and the landscape impact on the setting of the South Downs National Park would also need to be considered as part of any scheme, and may have significant adverse impacts. The site is not in conformity with the overall spatial strategy for the district as it is not located within a sustainable settlement and has no sustainable travel access to Polegate. Whilst the scale of proposed development put forward could address some issues, it is felt that at this time there is insufficient detail to confidently state that access issues and the isolated nature of the site can be suitably mitigated. The site would only be suitable subject to significant infrastructure improvements to deal with the sites severance with Polegate (through a grade separated junction at Cophall Roundabout and associated road infrastructure). However in assessing this site, it is considered that the major and minor positive effects for housing and employment respectively do not outweigh the major negative effects, and that there are other sites more suitable to meet the Council's housing needs in line with the spatial strategy.

SHELAA Ref: 1068/1510 **SITE:** Polegate Station Car Park (Site 1), High Street, Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1068/1510 Name: Polegate Station Car Park (Site 1), High Street, Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises two distinct parcels of land; a car park located on the eastern part of the site, and an existing three storey building to the west, accommodating retail stores at ground level and flats above. • The site covers an area of 0.76ha in total and is proposed for residential development. • Submission documents state that site is proposed preferably for residential development, but some commercial development of a mix of residential/commercial would be considered. An estimate of 50 units is given across the site area. • Polegate is identified as an Urban Settlement (Type 2) in the Settlement Hierarchy, due to its mainline train station which offers a frequent and sustainable mode of transport, and provision of some services and facilities (including retail, education, and medical services) • The site abuts Polegate train station to the south, and a bus stop to the western boundary, with another stop located 100m to the north. The sites location off the High Street is adjacent and nearby a number of main facilities and services. • Development of the site may result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although numerous sustainable transport options within such close proximity of the site will reduce this need to travel by car. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1068/1510 Name: Polegate Station Car Park (Site 1), High Street, Polegate
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
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. • This is a brownfield site but development on and across the site would likely increase the amount of impermeable surfacing, 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 not within an area of groundwater concern. • The proposed development of the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will likely increase impermeable surfaces. • Other policies within the Local Plan will cover 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 flooding from any source, and that policies within the plan will provide for suitable management of surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1068/1510 Name: Polegate Station Car Park (Site 1), High Street, Polegate
		S	M	L	Overall	Commentary
	& QUALITY					• 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 area of the Pevensey Levels SAC/Ramsar site. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is a brownfield site, which is welcomed, especially the proposed development to the eastern section of the site which is surfaced, but free of any buildings or structures. • Development to the western part of the site is unclear however. This part of the site accommodates a substantial three storey building, which if demolition were proposed to enable redevelopment, would result in a failure to make best use of an existing building. No details are given in this regard. • Use of part of the current site is as a public car park. Although vehicles are kept on site, these are not maintained or serviced in the area thus unlikely to have led to ground pollution. However, the existence of car parking and the brownfield nature of the site may have led to some contamination, even historically. Any necessary remediation works can be secured via redevelopment of the site. • Development of the site itself is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion as well as the release of CO_2 emissions. Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1068/1510 Name: Polegate Station Car Park (Site 1), High Street, Polegate
		S	M	L	Overall	Commentary
						• The site is not safeguarded for waste or minerals operations. • Other policies within the Local Plan will address matters of soil health and protection as well as land contamination, and any development will need to be in compliance with the relevant policies. • The impacts on this SA objective are likely to be of a minor negative nature during construction works, but with longer term effects uncertain at this stage, without further detail on extent of development and any demolition/rebuild works.
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. This will be key given the brownfield nature of the site and potential need to remove waste, if not suitable for reuse. • The potential impact of waste removal is heightened if demolition works take place. • 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 is within an area classed as being 'brighter' (almost brightest) by CPREs light pollution mapping. Given the size and location of the site, development is unlikely to introduce significant additional light pollution, however mitigation measures in line with other local plan policies will still be required. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation, 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 adjacent to various

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1068/1510 Name: Polegate Station Car Park (Site 1), High Street, Polegate
		S	M	L	Overall	Commentary
						sustainable transport options, giving opportunity for sustainable travel options for future occupiers in the long term. • The site is located adjacent to Polegate train station and train line, served by multiple trains every hour. Any development will need to consider noise arsing from this and appropriately plan, design, layout and construct any residential units proposed, on either part of the site. • Other policies within the Local Plan will also address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. In the longer term, given the sites proximity to alternative modes of transport and noting the sites location in a built up area, but with no detail of mitigation for noise, the effects are considered to be uncertain.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is a brownfield site, surrounded by existing residential and nearby commercial/retail development. The site contains minimal habitat or landscape features that support green infrastructure, nor includes any space used for green infrastructure provision. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would enhance the sites' green and blue infrastructure provision, and make a positive contribution to nature recovery. • Other policies within the Local Plan will address matters of 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. • Although a small scale site affecting GI provision options, the requirement for 20% BNG will improve the contribution this site makes to nature recovery. This has a minor positive effect on this SA objective.
SO9	BIODIVERSITY					• There are no designated biodiversity sites within the site or the immediate vicinity. • There are no features on site which support biodiversity, due to the brownfield nature of the site in an urban area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1068/1510 Name: Polegate Station Car Park (Site 1), High Street, Polegate
		S	M	L	Overall	Commentary
						• 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. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • The requirement for 20% BNG will improve the contribution this site makes to supporting biodiversity in the local area, and subject to compliance with policies and legislation that protect the Pevensey Levels SAC, there will be adequate mitigation to protect this area, resulting in an overall minor positive effect on this SA objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site has low landscape sensitivity due to the existing developed nature of the site and it being enclosed by development on all sides. • Subject to a suitable layout and design to reflect the character of the locality, and a reasonable scale and height to development to prevent significant or adverse impact to skyline and distance views, development will not have a significant impact on the landscape. • The existing built form surrounding the site also means that development could be well integrated with the existing townscape. Depending on the design and layout of any scheme, including the need to ensure appropriate height, so as not to dominate the street scene or neighbouring properties, development is unlikely to have a significant impact on the townscape itself on parts of the eastern part of the site. • However, it is difficult to see how any further development can be accommodated to the western part of the site, as any increase in height to facilitate extra residential units above those which already exist will dominate both the skyline, main street scene and immediate locality. The existing building already dominates this part of the High Street to some degree, so extending this would be unfeasible. Development across the entirety of the site would therefore be harmful.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1068/1510 Name: Polegate Station Car Park (Site 1), High Street, Polegate
		S	M	L	Overall	Commentary
						• Height, scale and form of development, and redevelopment of only the eastern part of the site, will affect the quantum of development suitable for this site, and likely reduce the scale of development from that identified in submission documents. • It is also noteworthy that application WD/2022/1216/MAJ proposed a five storey development to the eastern part of the site, consisting of 36 dwellings on site, which was refused in October 2023. This was partly due to scale, massing and detailed design resulting in an incongruous and harmful development, failing to respect the character of the area and townscape. • Without further detail on how the scale of development meets the need to integrate with and protect character of the area in a suitable manner, whilst still delivering scale of development proposed, the scale of development identified across the entirety of the site leads to significant potential for a major negative effect on the town streetscape. This is unlikely to be mitigated for the quantum of development identified.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area or nearby any Listed Buildings or designated heritage assets. • Given the above, there should be no significant impact on this SA objective.
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 fronts onto Roy Martin Way, off the High Street, which provides suitable vehicular access to both parts of the site. Footway connectivity is available both sides of this access road. • The site abuts a bus stop on the western boundary, and another 120m to the north. Various bus routes serve these stops multiple times an hour and connect to areas such as Hastings, Uckfield, Hailsham and Heathfield, and include services to local retail areas

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1068/1510 Name: Polegate Station Car Park (Site 1), High Street, Polegate
		S	M	L	Overall	Commentary
						in Langney and Pevensey Bay. This provides good direct connectivity to a range of services and facilities. • The site is also adjacent to the ticketing office of Polegate Train Station which provides services to London and the south coast, multiple times per hour. This gives access to various employment centres via this sustainable transport mode. • The site itself is located centrally in Polegate High Street, where the majority of services and facilities are located to meet day to day needs. • The site is also located close to dedicated cycle ways, providing safe car free access along the Cuckoo Trail and National Cycle Routes nearby. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The scale of development is of a size where limited potential exists to improve transport options. However, the site is located in a highly sustainable location. Development on site will therefore give many opportunities for travel by non car modes of transport, which is a minor positive effect on this SA objective.
SO14	HOUSING					• The proposed development is for residential development. Submission documents state 50 dwellings may be provided across the entirety of the site, but it is noteworthy that a development for a five storey building proposing 36 flats was previously refused on part of the site. Quantum of development therefore requires careful consideration. • Notwithstanding, any housing provision will make a positive contribution to the district's identified housing need. • The impact on this SA Objective is expected to be a minor positive effect making a positive contribution to meeting the district's housing needs, which could be enhanced through provision of affordable housing.
SO15	HEALTH & WELLBEING					• The nearest health services are to the west of the site, either end of Polegate High Street, at Downlands Medical centre and Manor Park medical Centre. Downlands Medical Centre is within an 220m walk of the site, easily accessible on foot. Other services in or near the High Street include two chemists and two dentists also.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1068/1510 Name: Polegate Station Car Park (Site 1), High Street, Polegate
		S	M	L	Overall	Commentary
						• The Eastbourne, Hailsham and Seaford CCG has identified that early stages of future health services development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish to experience this deficiency. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the size of the site, and unknown details of development, effects are considered to be uncertain 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 and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of final housing numbers, housing types, scale and form, the layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of services and facilities in Polegate, and accessible via public transport.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1068/1510 Name: Polegate Station Car Park (Site 1), High Street, Polegate
		S	M	L	Overall	Commentary
						• With no details in terms of the layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• Any construction of new development will create jobs in the short term in relation to construction. • However, the site already accommodates a number of retail units on the ground floor of the building located to the west of the site. Loss of these units and replacement with residential development, which is the preference in document submissions, will have an adverse affect on local employment and fail to protect existing jobs in this retail sector. • However, as the submission documents refer to potential commercial or mixed use development, details of which are unknown, it is considered that the effect on this SA Objective is uncertain at this time.
SO19	TOWN & VILLAGE CENTRES					• The site in its entirety is located within the town centre boundary of Polegate. • The site accommodates a number of retail units on the ground floor of the building located to the west of the site, with this parade of shops offering a key central retail/service area, well used and adjacent to the railway station. • Loss of these units and replacement with residential development, which is the preference in document submissions, will have a significant adverse affect on the vitality of Polegate as a retail area, and the integration and spend of railway users in the local economy. This would effect the viability of this part of the High Street, as well as segregating the High Street into tow disjointed areas (north and south) which may in turn affect viability and vitality further. • Part of the site is also used as a public car park predominately for those visiting Polegate Town Centre and the rail station. It would need to be demonstrated that either the car park can be preserved through a new scheme (if required) or the loss of the car park is appropriate following an parking survey in this location. This is necessary to ensure there is not a loss of this car parking facility which may adversely affect the attractiveness of using shopping and other facilities in Polegate High Street, subsequently affecting the viability of the wider area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1068/1510 Name: Polegate Station Car Park (Site 1), High Street, Polegate
		S	M	L	Overall	Commentary
						• Redevelopment would place new residents within a short journey time of services and facilities in Polegate, but this would not offset harm caused by loss of retail/service stores if these were not retained in development. • Without further detail of the development, but noting the potential for commercial/mixed use development set out in the submission, the effects on this SA objective are uncertain over the long term, but minor negative during construction, whilst redevelopment takes place and the car park and/or any stores are redeveloped temporarily.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • Polegate Primary School is located 550m to the north, accessible via a footpath opposite the north west corner of the site. • An alternative primary school, in Willingdon, as well as Willingdon Community secondary school are located further to the south, within 1.5km, on the bus routes served from nearby the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school at a site south of Polegate. There is no shortfall in early years and secondary provision. • 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 size of development suitable on part of the site, and potential tenure/housing type coming forward.

SUMMARY OF RESULTS:	Site No: 1068/1510 Name: Polegate Station Car Park (Site 1), High Street, Polegate																			
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	Polegate 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 in a highly sustainable location, in a central area of Polegate, accessed off the High Street. Polegate is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. This site falls within the existing (and proposed) development boundary and is bounded by development. The site conforms with the overall spatial strategy for development within Wealden as a whole, subject to retention of commercial and retail uses, and delivery of housing on parts of the site suitable. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is no risk of surface water or groundwater flooding. Suitable mitigation to manage any surface water runoff can be provided and therefore the proposed development is suitable for the flood zone identified. **Minor positive effects: SO8 Green and Blue Infrastructre, SO9 Biodiversity, SO 13 Travel & Accessibility and SO14 Housing** The brownfield nature of the site limits green infrastructure and biodiversity value at present, but with Biodiversity Net Gain leading to enhancement's as a result of development. Development will connect well to existing public transport options, footways, and safe cycleways, in this sustainable location. Development of the site for housing will contribute to the district's housing need. **Major negative effects: SO10 Landscape and Townscape** Development of the site in its entirety, for the quantum of development proposed, is likely to result in a significant adverse impact on the townscape of this central site in Polegate. This is noting the difficulties in achieving any further development to the western part of the site, and previous refused planning permissions on the eastern part of the site, due to scale of development and harm caused. Redevelopment part of the site, on a smaller scale than previously proposed, may be deliverable. **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: SO11 Historic and Cultural Heritage and SO20 Education**

	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 comprises two parcels of land to the east of the High Street, Polegate and to the north of Polegate rail station. The eastern portion is a privately owned car park, which has been assessed as part of SHELAA site 967/1510. Redevelopment of that part of the site is deemed acceptable, subject to assessment of impact from potential loss of car parking, and careful consideration of design, scale, and form of development, to protect the character of the locality and neighbouring amenities. That part of the site is allocated, as reflected in the allocation of SHELAA site 967/1510 for 25 (net) dwellings. However, the remainder of the site is rejected for allocation. In this regard, it is difficult to see how any further development can be accommodated to the western part of the site without causing harm. Any increase in height to facilitate extra residential units above those which already exist will dominate both the skyline, main street scene and immediate locality. In addition, this western part of the site accommodates a number of retail and service units which fall within the town centre boundary of Polegate and must be retained. Their loss would adversely affect the vitality and viability of the town centre and wider Polegate High Street. Given the existence of a building which already accommodates these uses, and cannot be extended, nor would be welcomed for demolition due to the impacts on waste, pollution, and failure to reuse existing buildings, any redevelopment option here is rejected. This is notwithstanding the highly sustainable location of the site and need to make best use of land, which it is considered is achievable through the vacant brownfield parcel to the east of the site only. The site is to be partly allocated, for approximately 25 (net) dwellings and is allocated on that basis.

SHELAA Ref: 1069/1510 **SITE:** Land West of Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1069/1510 Name: Land west of Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• This is a substantial site, consisting of 89 hectares of land, located to the west of Polegate. • The site largely comprises agricultural land, although a small proportion of the site is formed of the residential dwellings and associated farm buildings of Cophall Farm. The eastern portion of the site nearest to Cophall Roundabout, is previously developed land, which is formed of a service station, commercial units, and a hotel/public house, amongst other uses. • Development is proposed of up to 1500 dwellings (including affordable housing); Green and Social Infrastructure network; publicly accessible parkland; and recreation and other space. • The site falls within the parish of Polegate but is completely segregated from the town, and any residential development, by the transport routes that abut the site to the south and east. Although close geographically, these routes dissect the area and isolate the site from this nearby development. • The site is detached from Polegate (a sustainable settlement as defined in the Settlement Hierarchy) by the A27 and is therefore isolated from local services, facilities, and public transport. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement, nor within reach of it via public transport or non car modes of transport, and is outside any proposed development boundary. • The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some slight degree. • The scale of development on site, and submission documents, do state there are opportunities to provide a mixed use development on site, noting that employment land and other uses (retail, community facilities) may be provided. This mixed use and provision of services/facilities would reduce the need to travel off site to some degree. There are also some commercial uses, and leisure facilities, and small convenience retail store, on the centre of the site at present.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1069/1510 Name: Land west of Polegate
		S	M	L	Overall	Commentary
						• 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. • 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. • 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. • All development will result in an increase in greenhouse gas emissions, however given the scale of potential development here, the isolated location of the site, and the lack of access to sustainable transport, a minor negative effect is expected on this SA Objective, potentially somewhat mitigated by the detail of the scheme to be put forward.
SO2	CLIMATE CHANGE ADAPTATION					• This is a greenfield site and the 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. • The extent of the site does allow for opportunities to deliver nature based solutions to climate change. • 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. The impact on this SA Objective is uncertain at this stage over all timeframes, without detail of development being submitted.
SO3	FLOOD RISK					• The site lies largely within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. However, part of the south eastern corner of the site falls within Flood Zone 2/3. • The site's southern portion is bisected by an area at risk of surface water flooding running east to west. Further areas at risk of surface water flooding can be found in the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1069/1510 Name: Land west of Polegate
		S	M	L	Overall	Commentary
						northern portion of the site. Areas are identified as at risk of surface water flooding and are likely to form part of a future undefended Flood Zone 3. • The site is not within an area of groundwater concern. • Residential development would not be appropriate within these flood zones, and may affect access to and across parts of the site, creating challenges with suitable access that would be safe for use/egress in the event of a flooding event. This may prohibit development further, but not in entirety, noting the significant area of the site that is safe and reasonable to develop outside these flood zones. • The development proposed on the site is therefore suitable in principle, however a sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1069/1510 Name: Land west of Polegate
		S	M	L	Overall	Commentary
						• 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 classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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 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 is largely within areas classed as 'brighter – brightest'' by CPREs light pollution mapping. The western most parts of the site falls just below this category, with land to the west adjoining areas designated as 'darkest.' This highlights the transitionary nature of the site, between rural areas to the west, and urban to the east.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1069/1510 Name: Land west of Polegate
		S	M	L	Overall	Commentary
						• This fringe location is echoed with the 2023 Landscape Sensitivity Assessment identifying the landscape as being moderate to highly sensitive, partly due to this semi rural location, wooded surrounds, intervisibility with the South Downs National Park to the south and glimpsed views to the High Weal National Landscape to the north. The eastern parts of the site, close to existing development at Cophall Roundabout, are less sensitive than other parts 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 will result in a degree of increase in air pollution. On this site, this will be both during construction phase, but also throughout the lifetime of development, due to the location of the site and segregation from other settlements. Development will be car reliant to some extent, and will increase traffic in the area, and add to the already congested Polegate/Willingdon/A27/A22 interchange that abuts the site. • This interchange and nearby traffic congestion has potential to affect future residents of the development, both through air and noise pollution. • The site abuts the A27 and A22 to the east, the main trunk road east-west through this part of the District, connecting key settlements in East Sussex. The site also abuts a main train line to the south of the site, with a further part of the A27 then located adjacent to this. Development along the east and south parts of the site, adjacent to this road and railway line will likely experience significant noise pollution. This will require mitigation to avoid any adverse impact, through careful layout and design, including potential noise barriers, and suitable construction. • Other policies within the Local Plan will also address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be major negative as a result of increases in pollution arising from development, and the impact of existing pollution being worsened, affecting future residents of the development. The location of the site in a peripheral semi rural location, nearby the SDNP and designated heritage asset, may cause increased light pollution, affecting setting and having an adverse impact on dark

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1069/1510 Name: Land west of Polegate
		S	M	L	Overall	Commentary
						skies to the west of the site. The location adjacent to road and rail presents noise pollution issues also. Whilst some mitigation may be possible, it is unlikely to resolve these issues in entirety.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bound by mature trees and hedgerows, which contribute towards the green infrastructure network of the site as well as to the wider area. • The size of the site and scale of development would require on site provision of green infrastructure, likely in various forms, with submission documents specifically referring to provision of this and provision of features such as a publicly accessible park also. This development would lead to increased provision of this green infrastructure in the locality. However, the segregated nature of the site limits the value of this to future residents on site only, preventing connectivity and benefits to the wider area and population. • Any development would also need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to 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. • The impact is considered to be minor positive as the development would bring biodiversity net gain, and significant improvements in Green Infrastructure provision. However, the segregation of this site limits value somewhat, preventing a more major effect on this SA objective.
SO9	BIODIVERSITY					• The site is likely to have some notable biodiversity value, noting the greenfield nature of the site, landscape features, some forming BOA on site, and deciduous woodland priority habitat adjacent. This includes a large swathe of Ancient Woodland located adjacent to the northern boundary of the site. • Development would need to provide a suitable space and buffers to protect these areas and the habitat they provide. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1069/1510 Name: Land west of Polegate
		S	M	L	Overall	Commentary
						• 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. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • Given the lack of detail as to the quantum of development and mitigation necessary, and noting designations on and adjacent to the site, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the landscape is of moderate to higher sensitivity, with a higher landscape sensitivity to medium scale residential or commercial/industrial development types. • The landscape was assessed as part of the Polegate West and North Assessment Unit, where it is stated *'Like the wider assessment unit, historic assart field patterns in the north (Sites 204/1510, 1069/1510), and the setting provided to Wootton Manor Registered Park and Garden to the west (from Sites 255/1510 and 1065/1510) increase sensitivity. Unlike the wider assessment unit, the sites are located on gently rising, open, south-facing slopes which become visually prominent in the north and have intervisibility with, and long-distance views over tree belts to the upper slopes of the South Downs National Park. The South Downs National Park is highly visible from the elevated parts of Site 1069/1510, particularly where the topography of the site slopes upwards towards a ridge in the centre and north of the site. There are also long-distance views to the wooded backdrop of the High Weald AONB from the centre of Sites 204/1510 and 1069/1510, which increases their sensitivity to development. Unlike the wider assessment unit, there is public access to the sites in the north which increases sensitivity. Like the wider assessment unit, the sites are separated from the western settlement edge of Polegate by the wooded A22 corridor which forms a strong boundary feature which increases sensitivity.'* The assessment goes on to identify that the proximity to the A22 and development associated with Cophall services on this site, and the A27 and railway line, reduce sensitivities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1069/1510 Name: Land west of Polegate
		S	M	L	Overall	Commentary
						• Developing this site would introduce significant built form into a largely rural area that is segregated from any settlement, including Polegate as the nearest town. Although residential development exists nearby, that development extends further south and east, into the main settlements of Polegate and Willingdon, reading as part of the established settlement pattern. In contrast, development of this site would extend west of the A22, which acts as a natural barrier to further development into the rural surrounds of the town. The scale of development and extant of the site would considerably alter the character of the locality, resulting in a loss of substantial countryside that buffers the area and gives a rural setting to settlements in the area. Development may therefore read as encroachment into this undeveloped area, rather than integration with any existing development. • Given the scale of development proposed, it is likely that development would also have a potential significant impact on the wider landscape and be highly visible to/from the South Downs National Park (SDNP). This is exacerbated by topography of the site, which also results in views between the site and High Weald National Landscape. There are no details of the proposed scheme, and landscape mitigation measures which could be implemented. However, it is considered unlikely that this would substantially reduce the negative effects on the landscape. • There is considerable intervisibility between the site and SDNP and location of the site may affect setting of the Park, at its eastern gateway. • It is noted development would be seen in context of some development south of the A27, some commercial development at the existing service area of Cophall Farm, and some sporadic dwellings to the east of the A22. However, the extent and quantum of development, all in an isolated location, would not be tempered significantly by these matters. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Due to the lack of a detailed scheme for the site, but accounting for the scale of development proposed and the semi rural character of the immediate area, separated from the townscape and within the setting of the SDNP, with views to the High Weald, ,

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1069/1510 Name: Land west of Polegate
		S	M	L	Overall	Commentary
						the effect on this SA Objective is considered to be major negative. It is acknowledged that significant landscape mitigation could negate some negative effects.
SO11	HISTORIC & CULTURAL HERITAGE					• The south west corner of the site abuts Wootton Manor Grade II Listed Registered Park and Gardens. Approximately 450m to the west of the site is a cluster of Grade II and Grade II* Listed Buildings within the Registered Park and Gardens. • The listing entry states that '*Wootton Manor, with gardens of c 2ha, is set in an area of c 25.5ha of park and farmland forming the registered site. The site lies in a rural area of East Sussex…. The house stands on a greensand ridge that slopes gently to the south with views to the Downs…. To the east and south of the house is the `front park', consisting of fields under permanent pasture, planted as parkland from the early C19. The fields to the south, south-east, and east (Little Stroods, Great Stroods, Chambers Piece, Hall Field) are ancient meadows, and the field to the south-west (Cherry Croft) was cultivated prior to the early C20. The park is bounded by a belt of trees along the southern edge and in the south-west corner, and planted with single mature specimen trees.'* • The setting of these designated heritage assets is therefore largely derived from the context they are set within, and the rural locality surrounding. Development adjoining the boundary of this Registered Park and Garden would potentially erode that rural locality and setting of the site. Even if mitigation were achieved in setting built form back from this edge, the creation of a new settlement adjacent to this heritage asset would likely have an impact on understanding the relationship of that asset to surroundings, and its historic evolution and context. • Given the scale of the site and quantum of development, the fact it adjoins the Registered Park and Gardens, there is likely to be major negative significant effects on this SA objective.
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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1069/1510 Name: Land west of Polegate
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site currently benefits from access onto Cophall Farm roundabout, at the centre of the eastern boundary of the site, although this would not be suitable for large scale growth. Early high level transport modelling has been undertaken and at this time there are significant concerns relating to highways capacity (relating to the capacity along the northbound A22 and the surrounding road network on the A27 and Eastbourne). Further modelling will be required to determine whether mitigation can negate any highways capacity impacts. In considering this, the site could only be found suitable once significant infrastructure improvements are brought forward. This chiefly relates to the improvement to the highways network, including the introduction of a new offline A27, which would pass through the site towards the Cophall Roundabout. Given the length of time and uncertainty regarding a new offline solution to the A27, it is not anticipated that this issue could be addressed in the short to medium term. • The site does not currently benefit from significant pedestrian links into Polegate and would be separated by the A27/A22. Pedestrian footways existing along the existing access road serving commercial and other development to the west side of Cophall roundabout. This connects to a footway around the roundabout and pedestrian crossing, that link to Polegate town centre. However, this is a 1.5km walk into the centre of town, (to Polegate train station) around a four lane roundabout and across busy roadways, which may not be favourable for the elderly, infirm or those with wheelchair/pushchair/children in tow. • Cycleways are not included along the A27/A22 road network to the immediate east and north of the site, and cycling on road is unlikely to be favourable due to amount of traffic and road conditions. There are dedicated cycleways nearby, at the Cuckoo Trail and the A27 cycleway east-west, but these are not easily accessible from the site. • A bus stop is located on the southbound carriageway to the east of the site, 160m south of the Cophall Farm roundabout. This provides a service every half an hour into Eastbourne to the south. However, the bus stop on the northbound carriageway is currently out of use, failing to provide any services to Hailsham and northern areas beyond. Services are available north and southbound from Hailsham Road off Cophall roundabout, to which there is pedestrian connectivity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1069/1510 Name: Land west of Polegate
		S	M	L	Overall	Commentary
						• Polegate town itself includes Polegate railway station, which provides multiple trains per hour to London and across the south coast, connecting well to wider employment opportunities. • No detail is given of enhancement to current public transport provision, or accessibility options, but these are likely to be required in combination with any other improvements/sites being delivered. The scale of development would facilitate these improvements, enabling some mitigation of issues currently faced with site constraints and surroundings. • No details for sustainable travel have been submitted. As it stands the site does not have significant access to sustainable transport or active travel modes (walking and cycling), but the scale of development makes some improvement likely/necessary, which will lessen the impact. Noting the site will still remaining a location detached form services and facilities, effects on this SA Objective are considered to be minor negative.
SO14	HOUSING					• The development has the potential to significantly contribute to the district's identified housing need, over a number of years. Submission documents indicate a proposal for 1500 dwellings, which could make a significant contribution to the Districts housing supply, albeit not within a sustainable settlement and therefore not in conformity with the overall spatial strategy for the district. • Submission documents also state that development will contribute towards affordable housing, and custom/self building, with a housing mix and tenure types as required by Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect.
SO15	HEALTH & WELLBEING					• The site may require a Health Impact Assessment as part of any development. • The nearest health services are in Polegate however these are not readily accessible to the site. • The Eastbourne, Hailsham and Seaford CCG serving the area has identified that early stages of future health service development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. The quantum of development

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1069/1510 Name: Land west of Polegate
		S	M	L	Overall	Commentary
						here would necessitate contribution towards this health provision, and recalculation of needs, noting the significant quantum of development and creation of a new settlement type of development. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish assessed to experience this deficiency. • The scale and quantum of development proposed will result in the on site provision of open space and play provision, in addition to making contribution towards wider youth and adult needs across the Parish. • Submission documents refer to the provision of open space, a publicly accessible playing field, and community infrastructure. These could contribute to both physical and mental health, and wellbeing of the community created. However, the site will remain detached from facilities and areas in the wider locality, due to the separation of this site form any settlement. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially. The proposal makes contribution towards this healthcare, as well as providing open space and play parks, a village green, and community infrastructure provision. In light of lack of detail on these, and noting the site remains detached from any settlement and the services it provides that benefit health and wellbeing, this brings only a minor positive effect on this SA n the medium to long term.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1069/1510 Name: Land west of Polegate
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of design and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Polegate via walking and bus services, if pedestrian access can be achieved. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development includes options for mixed use development, including provision of employment land. • Therefore, a minor positive effect is expected on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from any identified settlement or local facilities and amenities. • The site is not readily accessible to pedestrians currently and there are limited attractive footpaths links to services and facilities in Polegate, and very limited bus service provision to town and village centres and services beyond. • There is a lack of detail as to how the site would be made accessible to a village or town centre at this time and therefore the impact on this SA Objective is considered to be minor negative.
SO20	EDUCATION & SKILLS					• There will be the potential through local job creation during construction to improve skills and training in construction related apprenticeships, which will be over a significant number of years for a development of this scale.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1069/1510 Name: Land west of Polegate
		S	M	L	Overall	Commentary
						• The nearest school provision is in Polegate and Willingdon areas, east and south of the site. However the site has no connectivity to either. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school on the Mornings Mill site, south of this development site. There is no shortfall in early years and secondary provision. • Development of this scale would contribute towards provision of that primary education infrastructure, but present challenges in how children on site access it, unless suitable access and connectivity is provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, and minor positive in the long term, given the scale of development and contribution necessary towards infrastructure.

SUMMARY OF RESULTS:	Site No: 1069/1510 Name: Land West of Polegate																			
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	The site does not conform with the overall spatial strategy for the district as it is detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site and to the west of the A27/A22 area. Should this site come forward for development further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Polegate. Therefore, the site does not conform to the overall spatial strategy for the district. However, should this site come forward for development, together with other land within the area this could result in an increase in its sustainability credentials. **Major positive effects: SO14 Housing** Development of the site will make a significant contribution to the district's housing need. It will provide housing and enhanced affordable housing provision. **Minor positive effects: SO8 Green & Blue Infrastructure; SO15 Health & Wellbeing, S18 Economy & Employment and SO20 Education & Skills** The development of the site would contribute to green infrastructure, and associated development on site will include amenity space and play provision, which will contribute to health outcomes. The scale of development will make contributions to health and education infrastructure. In addition, if employment space were provided in redevelopment, as set out in submissions, this would increase employment floorspace provision in the District. **Major negative effects: SO7 Pollution, SO10 Landscape and Townscape; and SO11 Historic & Cultural Heritage** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, and has limited access to sustainable transport links, major negative effects are expected on climate change and pollution, from the car dependency arising as a result of development. The site is located adjacent to the South Downs National Park, in a rural area, with views of the High Weald landscape, leading to likely significant landscape effects from development of the scale and location proposed. That development sits adjacent to designated heritage assets, including Registered Park and Gardens. Developing this site would introduce significant built form into a largely rural area, affecting setting of these designated sites, causing harm that is unlikely to be suitably mitigated. **Minor negative effects: SO1 Climate Change; SO6 Waste; SO13 Travel and Accessibility; and SO19 Town & Village**

	The isolated location of the site, detached from any settlement and amenities, with limited transport options other than by private car, would have an impact on climate change and travel and accessibility effects. All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, especially if there is no provision for these services in connection with other development put forward in the area. **No significant effect: None** Svale of development means there is likely to be an affect across all assessment criteria. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	This is an extensive site comprising mainly of undulating fields used for grazing to the west and north west of the urban settlement of Polegate. The site is predominantly agricultural grazing land, although a small proportion of the site is formed of the residential dwellings and associated farm buildings of Cophall Farm, and service areas at Cophall roundabout. The site is bounded to the east and south by the A22/A27 interchange, which separates the site from the urban settlement of Polegate. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development. There are portions of the site which are relatively well enclosed within the wider landscape, benefitting from the extensive level of screening which surrounds the site. However, there are particular constraints in terms of the landscape setting of the South Downs National Park, which lies in close proximity to the site's southern boundary. The impact on the setting of the listed buildings forming Wootton Manor located to the west of the site, the Historic Park and Garden and may also have significant adverse impacts. The site is not in conformity with the overall spatial strategy for the district as it is not located within a sustainable settlement and has limited sustainable travel access to Polegate. Whilst the scale of proposed development put forward could address some issues, it is felt that at this time there is insufficient detail to confidently state that access issues and the isolated nature of the site can be suitably mitigated. It is considered that the major and minor positive effects for housing, infrastructure and employment do not outweigh the major negative effects, and that there are other sites more suitable to meet the Council's housing needs in line with the spatial strategy. For these reasons, the site is rejected for allocation.

SHELAA Ref: 1169/1510 **SITE:** Land at Honey Farm, A27, Polegate

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1169/1510 Name: Land at Honey Farm, A27, Polegate
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of 1.54ha of agricultural land, abutting the A27 to the east of the site, with arable fields largely surrounding. • Residential development is proposed of approximately 30-40 dwellings. • The site falls within the parish of Polegate but is completely segregated from the town, and any residential development by the A27 to the east, which is duelled in this location. • The site is therefore detached from Polegate (a sustainable settlement as defined in the Settlement Hierarchy) and isolated from local services, facilities, and public transport. • The site does not conform with the overall Spatial Strategy for the district as it is not located within a sustainable settlement, nor within reach of it via public transport or non car modes of transport, and is outside the proposed development boundary for Polegate. • The lack of access to sustainable transport means that development of the site will be car dependent increasing emissions, although mitigation measures such as EV charging infrastructure could address this to some slight degree. • 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. • 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. • 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. • All development will result in an increase in greenhouse gas emissions, however given the total lack of access to sustainable transport, a major negative effect is expected on this SA Objective, specifically in terms of emissions from vehicles. Mitigation measures will need to be identified to minimise impacts as far as possible, although a residual negative impact is likely to remain.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1169/1510 Name: Land at Honey Farm, A27, Polegate
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site lies largely within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment, but with some land in Flood Zone 3 and at risk form surface water flooding. • This is a greenfield site and the 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 largely within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. However, part of the south eastern corner of the site falls within Flood Zone 3. • A section of the site along the southern boundary is at risk of surface water flooding and is likely to be form part of a future undefended Flood Zone 3. • The site is not within an area of groundwater concern. • Residential development would not be appropriate within these flood zones, and their existence reduces the developable site area on site. These areas should be omitted from the development site and a sequential approach taken to development across the remainder of the site area, with mitigation as needed. • 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 partly at risk of flooding, but noting some potential areas unaffected, the impact on this SA Objective is likely to be minor negative over all timeframes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1169/1510 Name: Land at Honey Farm, A27, Polegate
		S	M	L	Overall	Commentary
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, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality. • 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 classified as agricultural land. • The site is not safeguarded for waste or minerals operations. • The site is a greenfield site. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction / erosion 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 uncertain at this stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1169/1510 Name: Land at Honey Farm, A27, Polegate
		S	M	L	Overall	Commentary
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 is largely within areas classed as 'brighter' by CPREs light pollution mapping. Land approximately 600m to the west is categorised as 'darkest.' This highlights the transitionary nature of the site, between rural areas to the west, and urban to the east. • This fringe location is echoed with the 2023 Landscape Sensitivity Assessment. The landscape was assessed as part of the Polegate West and North Assessment Unit, where woodland, countryside setting, the South Downs National Park and heritage assets increase sensitivity. Proximity to the A22 and development associated with Cophall services on this site, and the A27 and railway line, reduce sensitivities. • 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. On this site, this will be both during construction phase, but also throughout the lifetime of development, due to the location of the site and segregation from any safe pedestrian access points and/or public transport options. This will increase traffic in the area, and add to the already congested Polegate/Willingdon/A27/A22 interchange nearby the site, although noting the percentage increase from this development would only be marginal. This interchange and nearby traffic congestion also has potential to affect future residents of the development, bot through air and noise pollution. • The site fronts the A27 to the east, and is nearby a main train line to the south of the site, with a further part of the A27 then located adjacent to this. Development adjacent to this road and railway line will likely experience significant noise pollution. This will require mitigation to avoid any adverse impact, through careful layout and design, including potential noise barriers, and suitable construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1169/1510 Name: Land at Honey Farm, A27, Polegate
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will also address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be major negative as a result of increases in air pollution, and the lack of sustainable transport options to reduce this. The location of the site in a peripheral semi rural location, nearby the SDNP, in a location detached from existing development may cause increased light pollution, affecting setting and having an adverse impact on dark skies to the west of the site. The location adjacent to road and rail presents noise pollution issues also. Whilst some mitigation may be possible, it is unlikely to resolve these issues in entirety.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is bound by mature trees and hedgerows which contribute towards the green infrastructure network of the site as well as to the wider area. • The size of the site and scale of development may require some on site provision of green infrastructure in the form of open spaces, which would lead to increased provision of this green infrastructure in the locality. However, the area would be small scale and the segregated nature of the site limits value. • Any development would also need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to 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. • The impact is considered to be minor positive initially, because the development would bring some biodiversity net gain. However, over the long term, the segregation of this site limits the value that any green infrastructure provides to people, other than the small population of residents on site. It would therefore serve purpose for biodiversity benefits primarily, similar to the existing greenfield site that exists at present. Any green space would also be small scale given the size of development on site. The effects on this SA are therefore not significant.
SO9	BIODIVERSITY					• The site is likely to have some biodiversity value, noting the greenfield nature of the site, landscape features, and deciduous woodland priority habitat adjacent to parts of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1169/1510 Name: Land at Honey Farm, A27, Polegate
		S	M	L	Overall	Commentary
						• Development would need to provide a suitable space and buffers to protect these areas and the habitat they provide. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • 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. • No detailed scheme for the site has been put forward yet but development will need to follow the mitigation hierarchy of avoid, minimise, remediate, and compensate. • Given the lack of detail as to the quantum of development and mitigation necessary, effects are considered to be uncertain at this time.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the wider landscape is moderately sensitive, with higher landscape sensitivity to medium scale residential commercial/industrial development. This isa noteworthy if the site is delivered alongside others in the locality. • It is stated that '*The site(s) are separated from the existing settlement edge of Polegate by the A22 to the east and the A27 and railway line to the south, which increases their sensitivity to development. The west of the sites provides a landscape setting to the historic Wootton Manor Registered Park and Garden, and there is considerable intervisibility with the rising slopes of the South Downs National Park to the south of the sites. These factors also increase sensitivity. The limited presence of historic and semi-natural features within the sites and their proximity to the railway line, A22 and A27 reduce the sense of tranquillity and decreases their sensitivity.*' • Developing this site would introduce built form into a largely rural area that is segregated from the main core of the town. Although residential development exists to the south and east of the A27, that development extends further into the main settlement of Polegate, reading as part of the main settlement pattern. In contrast, development of this site would create an isolated pocket of development fronting the A27, which has no relationship with

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1169/1510 Name: Land at Honey Farm, A27, Polegate
		S	M	L	Overall	Commentary
						the undeveloped fields around it, if developed in isolation. The development would be alien and out of character on this road frontage. • If development were to come forward with neighbouring sites to address this issue of isolation development would likely have some impact on the wider landscape and be highly visible to/from the South Downs National Park (SDNP). It is considered unlikely that mitigation would substantially reduce the negative effects on the landscape. • It is noted development would be seen in context of the highway infrastructure that dominates the surroundings. However, the type and quantum of development, with a road frontage onto the A27 would remain out of character. • Other policies within the Local Plan will address matters of protecting and enhancing landscape and townscape character and any development will need to be in compliance with the relevant policies. • Due to the lack of a detailed scheme for the site, but accounting for the semi rural character of the immediate area, separated from the townscape and with no development fronting the highway in the locality, within the periphery of the SDNP, the effect on this SA Objective is considered to be major negative.
SO11	HISTORIC & CULTURAL HERITAGE					• The site lies approximately 650 metres to the east of the Wootton Manor Grade II Listed Registered Park and Gardens, and further east of a cluster of Grade II and Grade II* Listed Buildings within the Registered Park and Gardens. • The setting of these designated heritage assets is largely derived from the context they are set within, and the rural locality surrounding. Development within close proximity of the eastern edge of this Registered Park and Garden could potentially erode that rural locality and setting of the site. However impact from development of the site may be reduced by the significant separation distance and intervening landscape features between the sites. • Without further detail on how the extent of development, and scale and form, could be mitigated to address this, the creation of an isolated development site near to these designated heritage assets gives an uncertain effect on this SA objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1169/1510 Name: Land at Honey Farm, A27, Polegate
		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 is currently detached form Polegate by the A27 and isolated in location, with no suitable access to it. Although fronting the main A27, access exists for agricultural vehicles only. • There is no access for pedestrians to enter or exit the site. There is also no footway to connect to until near to the Cophall Roundabout north of the site, where a crossing point is located to access Polegate town. However, there is no footpath for future residents to access this, nor any safe and reasonable way to cross the dual carriageway to gain connectivity to surrounding areas. This prevents any pedestrian connectivity to and from the site, and subsequently any access to public transport options nearby. • A bus stop is located 250m north of the site, but on the southbound carriageway only. However, with no feasible options to access by foot, this is unlikely to be utilised. Cycle access may be possible, but cycling along the dual carriageway makes this an unfavourable option for most. • No detail is given of enhancement to current public transport provision, or accessibility options, but these may be required in combination with any other improvements/sites being delivered. These are unlikely to be viable on delivery of this site in isolation. • No details for sustainable travel have been submitted. As it stands the site does not have any access, or potential for access, to sustainable transport or active travel modes (walking and cycling). Given this, the location of the site and characteristics of surroundings, the effects on this SA Objective are considered to be major negative at this time.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1169/1510 Name: Land at Honey Farm, A27, Polegate
		S	M	L	Overall	Commentary
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need with provision of 30-40 dwellings. This would make some contribution, although not significant. • The impact on this SA Objective is expected to be a minor positive effect.
SO15	HEALTH & WELLBEING					• The nearest health services are in Polegate however these are not accessible to the site. • The Eastbourne, Hailsham and Seaford CCG serving the area has identified that early stages of future health service development have begun, in order to meet increased need in the area. Contributions may be required towards increasing the size of this development, and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. • The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within the Polegate Parish. It also states there is a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there are deficiencies in provision of adult sports pitches and cricket pitches, the latter being particularly unique, as Polegate is the only Parish assessed to experience this deficiency. • The scale and quantum of development likely will result in some smaller scale on site provision of open space and play provision, in addition to making contribution towards wider youth and adult needs across the Parish. • The site is not proposing any health and wellbeing facilities however it is proposing on-site open and recreational space which will help to improve people's health and wellbeing. • Other Local Plan policies will address matters of health and wellbeing within the district and any development will need to be in compliance with the relevant policies. • Noting that the existing capacity within the health sector would need to be expanded over the longer term, this may bring some minor negative impact initially. The proposal also makes contribution towards this healthcare if provided as part of a larger site, as well as

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1169/1510 Name: Land at Honey Farm, A27, Polegate
		S	M	L	Overall	Commentary
						providing open space and play provision, and contributions to these, thus long term the effects on this SA Objective are likely to be minor positive.
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 and quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of housing numbers, housing types, the layout or design of the site, at the moment, the effect on this SA Objective is considered to be uncertain in relation to quality of life and social inclusion factors
SO17	SOCIAL DEPRIVATION					• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • However, the site is within close proximity of the services and facilities in Polegate via walking and bus services, if pedestrian access can be achieved. • With no details in terms of the housing type, layout or design of the site, the effect on this SA Objective is considered to be uncertain in relation to addressing social deprivation.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing development only, so will have no impact on employment floorspace provision long term. • There will be some employment arising during construction of development. • Therefore, a minor positive effect is expected on this SA Objective initially, with no significant effect overall.
SO19	TOWN & VILLAGE CENTRES					• The site is isolated and detached from any identified settlement or local facilities and amenities. • The site is not accessible to pedestrians currently and there is no footpath connecting the site to bus stops which would provide some limited sustainable transport access to services and facilities in Polegate and beyond.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1169/1510 Name: Land at Honey Farm, A27, Polegate
		S	M	L	Overall	Commentary
						• There is a lack of details as to how the site would be made accessible to a village or town centre at this time, therefore, the impact on this SA Objective is considered to be minor negative.
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 school provision is in Polegate and Willingdon areas, east and south of the site. However the site has no connectivity to either. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address this education infrastructure need include consideration of a new primary school on the Mornings Mill site, south of this development site. There is no shortfall in early years and secondary provision. Development of this scale may contribute towards provision of that primary education infrastructure, but present challenges in how children on site access it, unless suitable access and connectivity is provided. • Development is of a scale that's unlikely to make contribution to this education provision. • The development is likely to have no significant effect on this SA objective overall.

SUMMARY OF RESULTS:	Site No: 1169/1510 Name: Land at Honey Farm, A27, Polegate																			
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	The site does not conform with the overall spatial strategy for the district as it is detached from any settlement or local facilities and amenities. There are a number of sites put forward for development in the vicinity of this site and to the west of the A27/A22 area. 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, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is not located within a sustainable settlement and does not have access via sustainable modes of transport to the nearest sustainable settlement, which is Polegate. Therefore, the site does not conform to the overall spatial strategy for the district. **Major positive effects: None** **Minor positive effects: SO14 Housing; and SO15 Health & Wellbeing** Development of the site will contribute to the district's housing need. It will provide housing and some enhanced affordable housing provision. Develop of the site would include amenity space and play provision, which will contribute to health outcomes. **Major negative effects: SO1 Climate Change, SO7 Pollution, SO10 Landscape and Townscape; and SO13 Travel and Accessibility** Given that the site is isolated and detached from any identified settlement or local facilities and amenities, has no suitable vehicular or existing pedestrian access and no access to sustainable transport links, major negative effects are expected on travel and accessibility, and subsequently climate change and pollution, from the car dependency arising as a result of development. These issues are unlikely to be mitigated if development is forthcoming in isolation. In addition, the site is located adjacent to the South Downs National Park and development would introduce significant built form into a largely rural area, affecting setting of these designated sites, causing harm that is unlikely to be suitably mitigated. **Minor negative effects: SO3 Flood Risk, SO6 Waste and SO19 Town & Village** The site includes a small parcel of land in Flood Zone 3 and is liable to surface water flooding, both of which require assessment, including to effects of providing access on site, and any necessary mitigation for surface water impact. All development will result in an increase in waste production, although the application of Local Plan policies should mitigate any negative impact. The isolated location of the site means there is no connectivity to a town or village centre, leading to a negative effect, especially if there is no provision for these services in connection with other development put forward in the area.

	No significant effect: SO8 Green and Blue Infrastructure; SO18 Economy & Employment; and SO20 Education and 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 is rejected for allocation. This site is not considered suitable for development as a single entity given its isolated and severed location from Polegate, with no reasonable pedestrian or vehicular links to Polegate. The site is isolated and detached from any local facilities, amenities, and the main urban area of Polegate, including sustainable modes of travel. The site lacks connectivity to Polegate and has been severed off by the A27 that is now duelled in this location. Development would be out of character, exacerbated by its location at the eastern gateway of the South Downs National Park. Development is therefore not supported.