# Appendix A11z Parish: Rotherfield

**SHELAA Ref:** 1010/1110 **SITE:** Owlsbury Depot, Hadlow Down Road, Crowborough

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1010/1110 Name: Owlsbury Depot, Hadlow Down Road, Crowborough |
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| | | S | M | L | Overall | Commentary |
| SO1 | CLIMATE CHANGE MITIGATION | | | | | • The site is brownfield land comprising of a commercial storage and distribution business.<br>• The site is 0.29ha in size and is being promoted for residential development of 12 (net) dwellings.<br>• The nearest bus stop lies approximately 900m to the north west of the site on Alderbrook Way on the southern outskirts of Crowborough. Crowborough Railway Station lies approximately 1.42km to the north east of the site.<br>• There are no existing footpaths located along Hadlow Down Road, therefore the only realistic means of accessing these sustainable forms of public transport is via the private motor vehicle.<br>• The site does not comply with the overall Spatial Strategy for the district as it is located in the countryside, some significant distance from any sustainable settlement and is not within walking distance of sustainable forms of transport.<br>• However, should commercial or industrial development come forward, users of the site will not require access to services and facilities on a day to day basis and therefore the lack of access to public transport is not as severe an issue as it would be for residential development. There will also be existing traffic movements associated with the current use of the site.<br>• 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.<br>• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. |

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| | | | | | | • Other policies within the Local Plan will address matters of energy efficiency in new and existing buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.<br>• 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 and there is no risk of surface water flooding. The site passes the sequential test in terms of flood risk for its proposed uses.<br>• The site is within an area of groundwater concern.<br>• The site is brownfield land and contains a small number of commercial and storage units. It is likely that the redevelopment of the site would result in the construction of buildings with a lower carbon footprint and associated benefits to mitigate against the impacts of climate change.<br>• The redevelopment of the site may introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating.<br>• 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.<br>• The specific climate change adaptation measures for the site will need to be identified, however, the redevelopment of the site would involve the construction of buildings with a lower carbon footprint than the existing use. The effects on this SA Objective are considered to be uncertain at this time. |
| SO3 | FLOOD RISK | | | | | • The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding.<br>• The site is wholly within an area of groundwater concern and may be at risk of groundwater flooding. Further investigations would be required. |

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| | | S | M | L | Overall | Commentary |
| | | | | | | • However, the site passes the sequential test in terms of flood risk for the proposed uses.<br>• The site passes the sequential test in terms of flood risk and the proposed use for residential development is appropriate in terms of flood risk.<br>• Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces on additional parts of the site.<br>• 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.<br>• Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes. |
| SO4 | WATER RESOURCES & QUALITY | | | | | • Wealden has been identified as an area of serious water stress.<br>• The site is not within a groundwater source protection zone.<br>• There are no watercourses within the site or in close proximity of the site.<br>• 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.<br>• Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.<br>• 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 under the Agricultural Land Classification (ALC).<br>• The site is not safeguarded for minerals or waste operations.<br>• The site is brownfield land. |

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| | | S | M | L | Overall | Commentary |
| | | | | | | • Given the existing uses of the site, it is possible that there may be some contamination present within the site that would require remediation. This would require further investigation.<br>• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of $CO_2$ emissions.<br>• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.<br>• 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.<br>• 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.<br>• Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies.<br>• 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 of the district classed by CPREs light pollution mapping as being 'darker'.<br>• Whilst development could introduce light pollution, the size of the site and potential development means light pollution is likely to be minimal and capable of mitigation.<br>• There are currently no issues with air quality within the district. There are no Air Quality Management Areas (AQMAs) within the district.<br>• It is expected that the redevelopment of the site would 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. However, this is dependent on the number of trips that are generated from the existing employment use of the site, which is currently unknown. Furthermore, redevelopment of the site could result in the demolition of existing buildings with more energy efficient buildings. |

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| | | | | | | • The nearest bus stop lies approximately 900m to the north west of the site on Alderbrook Way on the southern outskirts of Crowborough. Crowborough Railway Station lies approximately 1.42km to the north east of the site.<br>• There are no existing footpaths located along Hadlow Down Road, therefore the only realistic means of accessing these sustainable forms of public transport is via the private motor vehicle.<br>• 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.<br>• Whilst the site may result in redevelopment which results in less pollution, the site is a significant distance from the nearest sustainable settlement and pedestrian access to sustainable forms of transport cannot be achieved. This results in a minor negative impact on this SA Objective. |
| SO8 | GREEN & BLUE INFRASTRUCTURE | | | | | • There are limited trees and hedgerows present on the site's boundaries. There is no vegetation located within the site. The site is unlikely to serve as a wildlife corridor or stepping stone due to the sites current and surrounding land use.<br>• Ancient woodland (Claylands Shaw) is located to the south east of the site, beyond Hadlow Down Road and is also classified as priority habitat deciduous woodland.<br>• Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network.<br>• 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.<br>• The impact on this SA Objective is considered to be uncertain at this time due to the lack of details of any scheme. |
| SO9 | BIODIVERSITY | | | | | • The site is not within a Biodiversity Opportunity Area (BOA).<br>• Ancient woodland (Claylands Shaw) is located to the south east of the site, beyond Hadlow Down Road and is also classified as priority habitat deciduous woodland. |

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| | | | | | | • The site is within 7km of the Ashdown Forest SPA, however, as the site is only suitable for employment development, no mitigation will be required.<br>• The hedgerows and trees located on the boundaries of the site and within it, contribute to the biodiversity of the site and provide connectivity to the wider area. However this impacted is more limited due to the existing employment use within parts of the site.<br>• Development of the site would need to seek to retain and enhance the existing hedgerows and trees on site boundaries as they are likely to have biodiversity value.<br>• Other policies within the Local Plan will address matters of the retention, protection and creation of habitats and biodiversity, and any development will need to be in compliance with the relevant policies.<br>• No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time. |
| SO10 | LANDSCAPE & TOWNSCAPE | | | | | • The site is in a countryside location located approximately 900m to the south of Crowborough. The site is severed from the settlement by a number of agricultural fields.<br>• The site is located wholly within the High Weald National Landscape.<br>• The 2023 Landscape Sensitivity Assessment states that the site demonstrates few of the High Weald National Landscape characteristics which increase sensitivity for the wider Crowborough South assessment unit. The sites' location on a historic lane, glimpsed views across the High Weald National Landscape and relatively dark landscape increase sensitivity. However, the sites flat form, existing use and lack of surround public rights of way or heritage assets decreases sensitivity.<br>• 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.<br>• The impact is expected to be minor negative as the site would involve the development of land within the High Weald National Landscape, however the impact is lessened due to the sites current use. |
| SO11 | HISTORIC & CULTURAL HERITAGE | | | | | • The site is not within a Conservation Area and there are no listed buildings either within the site or in proximity of the site. |

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| | | | | | | • The site is not located within an Archaeological Notification Area (ANA).<br>• Therefore, it is considered there would be no significant effect on this SA Objective due to the lack of historic and cultural features within the site or within close proximity. |
| 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.<br>• 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.<br>• The impact on this SA Objective is currently uncertain. |
| SO13 | SUSTAINABLE TRAVEL & ACCESSIBILITY | | | | | • The site is in a countryside location between the settlements of Frant and Bells Yew Green.<br>• The nearest bus stop lies approximately 900m to the north west of the site on Alderbrook Way on the southern outskirts of Crowborough. Crowborough Railway Station lies approximately 1.42km to the north east of the site.<br>• There are no existing footpaths located along Hadlow Down Road, therefore the only realistic means of accessing these sustainable forms of public transport is via the private motor vehicle.<br>• The site is being proposed for employment development and residential development, however, given the sites countryside location, only employment development is considered suitable.<br>• The site is a significant distance from the nearest sustainable settlement and pedestrian access to sustainable forms of transport cannot be achieved. This results in a major negative impact on this SA Objective. |
| SO14 | HOUSING | | | | | • The site is being promoter for 12 (net) dwellings.<br>• However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter.<br>• The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing |

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| | | | | | | 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 located in Crowborough, a significant distance to the north of the site and cannot be accessed via pedestrian footpaths.<br>• The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, it is unlikely to have a significant impact on GP capacity. Further work on health infrastructure may be required.<br>• The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at existing sites.<br>• The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes.<br>• The site is not proposing improvements to sport and recreation provision or to health service provision. Given its size and scale, it is unclear whether contributions towards such provision are likely to be achieved.<br>• Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to be uncertain at this time. |
| SO16 | QUALITY OF LIFE & PLACE | | | | | • The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices.<br>• 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.<br>• With no details in terms of 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 |

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| | | 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.<br>• However, the site is within very close proximity of the services and facilities in Crowborough and future residents would be able to access these safely via existing footpaths.<br>• 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 would result in the loss of active employment use.<br>• 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, this would be outweighed by the loss of the existing employment use and hotel accommodation, particularly in the medium to longer term.<br>• Therefore, overall, the development for residential would result in the loss of an existing employment use that would result in a minor negative impact on this SA Objective. |
| SO19 | TOWN & VILLAGE CENTRES | | | | | • The site is not proposing any retail floorspace.<br>• The site does not contain any existing retail floorspace so there is no loss.<br>• The site is located within Halland, an unsustainable settlement, which has limited services and facilities, and potential future residents are likely to travel to Hailsham and/or Polegate, or shop online.<br>• Therefore, the impact on this SA Objective is considered to be minor negative. |
| SO20 | EDUCATION & SKILLS | | | | | • The nearest educational facilities are located in Crowborough to the north of the site and can only be accessed via private motor vehicles.<br>• Further primary, secondary and college provision is located within Crowborough.<br>• Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area.<br>• East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough. |

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| | | S | M | L | Overall | Commentary |
| | | | | | | • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the site is located a significant distance from educational facilities, the impact on this SA Objective is considered to be minor negative. |

| SUMMARY OF RESULTS: | Site No: 1010/1110 Name: Owlsbury Depot, Hadlow Down Road, Crowborough | | | | | | | | | | | | | | | | | | | |
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| 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: | |
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| 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:<br>• Climate change adaptation and mitigation<br>• Biodiversity creation, protection and enhancement<br>• Flood risk – including surface water flood risk / drainage.<br>• Landscape and townscape<br>• Health and wellbeing<br>• Sustainable transport |

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| | • Infrastructure |
| **Cumulative Effects** | The site does not currently benefit from planning permission nor any application for development. The site lies in the countryside, a significant distance from the nearest settlement of Crowborough, which is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The settlement lies outside the administrative boundaries of Wealden. 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** | **Major positive effects: None**<br><br>**Minor positive effects: SO3 Flood Risk; SO14 Housing; SO18 Economy & Employment and SO20 Education & Skills**<br><br>Given the site is not at risk of fluvial or surface water flooding and that policies within the plan will provide for suitable mitigation for the management of surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes.<br><br>The impact on this SA Objective is expected to be a minor 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.<br><br>Whilst there are no details as to the type of employment provision or scale, minor positive effects are likely on this SA Objective as employment opportunities will continue on site.<br><br>The impact is likely to be minor positive in the short term in regard to skills and training in construction. Furthermore, it is likely that education and skills opportunities will be provided by future employers on the site.<br><br>**Major negative effects: SO13 Sustainable Travel & Accessibility**<br>The site is a significant distance from the nearest sustainable settlement and pedestrian access to sustainable forms of transport cannot be achieved. This results in a major negative impact on this SA Objective.<br><br>**Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7: Pollution; SO10 Landscape & Townscape and SO19 Town & Village Centre and SO20 Education and Skills** |

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| | All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.<br><br>The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.<br><br>Whilst the site may result in redevelopment which results in less pollution, the site is a significant distance from the nearest sustainable settlement and pedestrian access to sustainable forms of transport cannot be achieved. This results in a minor negative impact on this SA Objective.<br><br>The impact is expected to be minor negative as the site would involve the development of land within the High Weald National Landscape, however the impact is lessened due to the sites current use.<br><br>The development for residential would result in the loss of an existing employment use that would result in a minor negative impact on this SA Objective.<br><br>The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the site is located a significant distance from educational facilities, the impact on this SA Objective is considered to be minor negative.<br><br>**No significant effect: SO11 Historic & Cultural Heritage**<br><br>The site will not impact upon any listed Buildings or conservation areas. The site lies within an ANA and investigations will be required, however, any development will still have no significant effect.<br><br>**Uncertain:** For the remaining objectives, more information is required to determine the effects. |
| **Selected / Rejected for allocation** | The site is not selected for allocation. The site lies in an isolated location within the countryside to the south of Crowborough and is located a significant distance from any local services, amenities, or public transport. Development in this location would be wholly car reliant as pedestrian and cycling connectivity will not be possible to the settlement. Development is also likely to be impacted by noise from neighbouring land uses. |

**SHELAA Ref:** 1015/1110

**SITE:** Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1015/1110 | Name: Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough |
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| | | S | M | L | Overall | Commentary | |
| SO1 | CLIMATE CHANGE MITIGATION | | | | | • The site is of agricultural land, woodland, and a small number of agricultural buildings.<br>• The site is 4.46ha in size and is proposed for 75 (net) units. This will include affordable housing and a mix of dwellings, including bungalows. The applicant is also proposing an allotment and ponds for attenuation, in addition to a landscaped visual break to the High Weald National Landscape.<br>• The site lies to the south east of Crowborough, which is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment).<br>• The nearest bus stop lies approximately 150m to the north of the site on Western Road and Crowborough Train Station lies approximately 450m to the north east of the site. These sustainable forms of public transport can be accessed via existing footpaths located on the opposite side of Hadlow Down Road, however, a crossing point would be required to the site. It is also likely that pedestrian footpaths on Hadlow Down Road could be extended to provide access to the site without the need for a crossing point.<br>• 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.<br>• The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport.<br>• However, 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.<br>• 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: 1015/1110 Name: Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough |
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| | | 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.<br>• 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 a risk of surface water flooding along the site's western boundary, which would require mitigation.<br>• The site is not within an area of groundwater concern.<br>• The site passes the sequential test in terms of flood risk for the proposed uses.<br>• The site mostly greenfield land currently, therefore 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.<br>• 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.<br>• 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 a risk of surface water flooding along the sites western boundary, however this is small and can be suitably mitigated.<br>• The site is not within an area of groundwater concern.<br>• The proposed development for the site is appropriate for the flood zone identified.<br>• 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 |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1015/1110 Name: Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.<br>• Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes. |
| SO4 | WATER RESOURCES & QUALITY | | | | | • Wealden has been identified as an area of serious water stress.<br>• Development of this site will increase the demand for water consumption and wastewater treatment.<br>• The site is not within a groundwater source protection zone.<br>• The are no watercourse on the site, or in the immediate vicinity.<br>• 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.<br>• Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.<br>• 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.<br>• The site is not safeguarded for waste or minerals operations.<br>• The site is mostly greenfield; however, the existing residential dwelling is classified as brownfield land.<br>• Whilst the majority of the site is not at risk of contamination of land, it is possible that there may be some contamination associated with the existing agricultural buildings on site. This may require further investigation and remediation. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1015/1110 Name: Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of $CO_2$ emissions.<br>• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.<br>• 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.<br>• 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.<br>• Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies.<br>• The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. |
| SO7 | POLLUTION | | | | | • The site lies at the south east edge of Crowborough and is classed as being 'brighter by CPREs light pollution mapping and it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this.<br>• 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.<br>• 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.<br>• 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. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1015/1110 Name: Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • The nearest bus stop lies approximately 150m to the north of the site on Western Road and Crowborough Train Station lies approximately 450m to the north east of the site. These sustainable forms of public transport can be accessed via existing footpaths located on the opposite side of Hadlow Down Road, however, a crossing point would be required to the site. It is also likely that pedestrian footpaths on Hadlow Down Road could be extended to provide access to the site without the need for a crossing point.<br>• Given the size of the site, and proximity to public transport, it is considered unlikely that development of this site will result in significantly increased traffic or congestion on the road.<br>• There are no sources of noise pollution affecting the site.<br>• 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.<br>• 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. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective. |
| SO8 | GREEN & BLUE INFRASTRUCTURE | | | | | • The significant trees, hedgerows and woodland located within the site and along its boundaries provide very good wildlife corridors and steppingstones to the wider area, particularly to the countryside that lies to the south of the site. These contribute to the green infrastructure of the site and the wider area.<br>• A parcel of deciduous woodland priority habitat is located adjacent the south western boundary of the site.<br>• The applicant has indicated as part of their proposals that they intend to retain virtually every tree located within the site. They have also indicated that they will be seeking to enhance the existing green infrastructure on the site and provide a buffer to the High Weald National Landscape to the south.<br>• The applicant has also indicated that they will be seeking to provide attenuation ponds on site, which will improve blue infrastructure also. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1015/1110 Name: Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough |
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| | | 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 would contribute to the green and blue infrastructure network and make a positive contribution to nature recovery.<br>• 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.<br>• The impact on this SA Objective is to be minor positive as the applicant has indicated that they will be retaining almost all existing green infrastructure within the site as well as providing enhancements. Furthermore, they will be seeking to provide blue infrastructure on the site. |
| SO9 | BIODIVERSITY | | | | | • There are no designated biodiversity sites within the site or in close proximity. Development of the site is therefore unlikely to impact on any designated site.<br>• The site is adjoined by priority habitat deciduous woodland to the south west.<br>• The site is not within a Biodiversity Opportunity Area (BOA).<br>• 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.<br>• There are significant trees and hedgerows located within the site and along its boundaries which provide good wildlife corridors and stepping stones to the wider area, Development would need to seek to retain and enhance these features for biodiversity.<br>• The applicant has indicated that these trees and hedgerows will be retained and enhanced as any development, therefore these habitats will be protected.<br>• The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision.<br>• It is considered that there will be no significant effect on this SA Objective as the applicant has proposed that mitigation measures will be implemented as part of any development to mitigate the impacts upon biodiversity. |
| SO10 | LANDSCAPE & TOWNSCAPE | | | | | • The site is located within the Crowborough south assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey), due to it |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1015/1110 Name: Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | providing a wooded and rural backdrop to the settlement edge of Crowborough and its sloping topography and ridgeline.<br>• The site is significantly sloping in nature and would be intrusive within the landscape. The site is located on a road that is more rural in character and is severed from the main settlement of Crowborough by agricultural land and low density development to the north of the site.<br>• The impact is expected to be minor negative as the site would involve the development of land within the High Weald National Landscape and would be out of character with existing character of the area. The impact of development would be difficult to lessen via mitigation. |
| SO11 | HISTORIC & CULTURAL HERITAGE | | | | | • The site is not within a conservation area and there are no listed buildings within the site or in close proximity.<br>• An Archaeological Notification Area (ANA) known as Walsh Manor lies adjacent to the site's eastern boundary and a Scheduled Ancient Monument (Medieval Moat and pondbay associated with Walsh Manor) lies to the south-east of the site.<br>• Further archaeological investigations are required, but it is considered that development will not have an impact on heritage assets, therefore 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.<br>• 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.<br>• The impact on this SA Objective is currently uncertain. |
| SO13 | SUSTAINABLE TRAVEL & ACCESSIBILITY | | | | | • The nearest bus stop lies approximately 150m to the north of the site on Western Road and Crowborough Train Station lies approximately 450m to the north east of the site.<br>• Bus services into Crowborough High Street and its amenities run every 30 mins, with a journey time from the stop on Western Road of 9-minutes. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1015/1110 Name: Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough |
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| | | | | | | • The train station offers an hourly train service to Uckfield and to London Bridge via Oxted.<br>• These sustainable forms of public transport can be accessed via existing footpaths located on the opposite side of Hadlow Down Road, however, a crossing point would be required to the site. It is also likely that pedestrian footpaths on Hadlow Down Road could be extended to provide access to the site without the need for a crossing point.<br>• It is approximately a 45-minute walk to Crowborough High Street.<br>• Tubwell Lane, which forms the northern boundary of the site is a byway (Rotherfield 25a and 13).<br>• The proposals available for the site do not indicate whether there has been any clear plans for improvements to or provision of new public transport options. However, current public transport provision is very good with short journey times to the key services and facilities in Crowborough.<br>• The creation of a new vehicular access from the Hadlow Down Road would also be problematic given the bend and steep banking along the road side. The existing vehicular at Tubwell Lane is unsuitable owing to its narrow nature and mature tree boundaries.<br>• 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.<br>• The impact on this SA Objective would be considered to be minor positive, given the proximity of the site to the bus stops and Crowborough train station, which can be accessed via existing footpaths, however, giving uncertainty regarding the provision of a suitable vehicular access, the effect is currently uncertain. |
| SO14 | HOUSING | | | | | • The proposed development of this site for residential use has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (Crowborough).<br>• The promoter for the site has indicated that the development of the site could potentially include a mix of market and affordable housing. Furthermore, the promoter has indicated that bungalows and houses could be provided to offer a mix on site. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1015/1110 Name: Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport.<br>• The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This further enhanced by the intention of the applicant to provide affordable housing on the site and a housing mix of houses and bungalows. |
| SO15 | HEALTH & WELLBEING | | | | | • The site is likely to require a Health Impact Assessment as given its size it is likely to provide more than 10 (net) dwellings.<br>• The nearest health services are at the Brook Health Centre in Jarvis Brook, approx. 800m to the north of the site.<br>• The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal.<br>• Whilst the site is within Rotherfield Parish, it is directly adjacent Crowborough. The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at sites such as Adam Close Play Area.<br>• The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes.<br>• The promoter for the site has indicated that a community allotments could be provided on site, which could potentially help to improve the health and wellbeing of residents.<br>• The site is not a designated Local Green Space nor is it a formal recreational or play space.<br>• The site is not proposing improvements to sport and recreation provision or to health service provision. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1015/1110 Name: Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • Given the proposed scale of development, contributions towards health and wellbeing provision may be achievable but the lack of scheme details means the effect is uncertain at this time. |
| SO16 | QUALITY OF LIFE & PLACE | | | | | • The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices.<br>• Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies.<br>• The proposed development indicates that affordable housing will be provided on site which should contribute towards the quality of life improvements for those occupants.<br>• The promoter for the site has indicated that open space and allotments will be provided on site. Furthermore, the development will provide affordable housing and comprise of mix of housing, including bungalows. The impacts on this SA Objective are considered to be minor positive due to the positive contributions that will come forward as part of the site. |
| SO17 | SOCIAL DEPRIVATION | | | | | • The promoter for the site has indicated that open space and allotments will be provided on site. Furthermore, the development will provide affordable housing and comprise of mix of housing, including bungalows.<br>• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.<br>• Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be minor positive at this stage. |
| SO18 | ECONOMY & EMPLOYMENT | | | | | • The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.<br>• 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: 1015/1110 Name: Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough |
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| | | S | M | L | Overall | Commentary |
| SO19 | TOWN & VILLAGE CENTRES | | | | | • The site is not proposing any retail floorspace.<br>• The site does not contain any existing retail floorspace so there is no loss.<br>• Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality.<br>• The development of this site would place future residents within close proximity of the sustainable settlement of Crowborough and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough and Jarvis Brook will continue nonetheless. |
| SO20 | EDUCATION & SKILLS | | | | | • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships.<br>• The nearest primary school is in Jarvis Brook Primary School, which is located to directly adjacent the site to the west side of Hadlow Down Road.<br>• Further primary, secondary and college provision is located within Crowborough.<br>• Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area.<br>• East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough.<br>• 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. |

| SUMMARY OF RESULTS: | Site No: 1015/1110 | Name: Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough | | | | | | | | | | | | | | | | | | |
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| **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: | |
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| **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:<br>• Climate change adaptation and mitigation<br>• Biodiversity creation, protection and enhancement<br>• Flood risk – including surface water flood risk / drainage.<br>• Landscape and townscape<br>• Health and wellbeing<br>• Sustainable transport |

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| | • Infrastructure |
| **Cumulative Effects** | The site does not currently benefit from planning permission nor any application for development. Crowborough is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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** | **Major positive effects: None**<br><br>**Minor Positive effects: SO3 Flood Risk; SO8 Green & Blue Infrastructure; SO14 Housing; SO16 Quality of Life & Place and SO17 Social Deprivation**<br><br>Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes.<br><br>The impact on this SA Objective is to be minor positive as the applicant has indicated that they will be retaining almost all existing green infrastructure within the site as well as providing enhancements. Furthermore, they will be seeking to provide blue infrastructure on the site.<br><br>The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This further enhanced by the intention of the applicant to provide affordable housing on the site and a housing mix of houses and bungalows.<br><br>The promoter for the site has indicated that open space and allotments will be provided on site. Furthermore, the development will provide affordable housing and comprise of mix of housing, including bungalows. The impacts on this SA Objective are considered to be minor positive due to the positive contributions that will come forward as part of the site.<br><br>**Major negative effects: SO10 Landscape & Townscape**<br>The proposed development includes an extensive landscaping scheme to address the issues including the provision of and enhancement of trees, hedgerows and woodland. The applicant is also seeking to provide development at varying densities within the site, providing lower quantum of growth in more sensitive locations. Despite these measures, the scale of this development would have a significantly detrimental impact upon the High Weald National Landscape that could not be mitigated. Therefore, a major negative effect is considered for this SA Objective. |

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| | **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape**<br><br>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.<br><br>The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.<br><br>The impact is expected to be minor negative as the site would involve the development of land within the High Weald National Landscape and would be out of character with existing character of the area. The impact of development would be difficult to lessen via mitigation.<br><br>**No significant effect: SO7 Pollution; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills**<br><br>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. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.<br><br>It is considered that there will be no significant effect on this SA Objective as the applicant has proposed that mitigation measures will be implemented as part of any development to mitigate the impacts upon biodiversity.<br><br>Further investigations may be required into the potential effect on these assets, but it is considered that development will not have an impact on heritage assets that there is no significant effect on this SA Objective.<br><br>The development of this site would place future residents within close proximity of the sustainable settlement of Crowborough and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough and Jarvis Brook will continue, nonetheless.<br><br>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.<br><br>**Uncertain:** For the remaining objectives, more information is required to determine the effects. |
| **Selected / Rejected for allocation** | The site is not selected for allocation. The site lies wholly within the High Weald National Landscape and is in an area that is sensitive to development. The development of this site would have an unjustified impact on attractive rural character and |

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| | appearance of the landscape. The development would represent further encroachment of development within the countryside to the south east of Crowborough. |

**SHELAA Ref:** 1016/1110 **SITE:** Danefield Farm, Boars Head, Crowborough

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1016/1110 Name: Danefield Farm, Boars Head, Crowborough |
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| | | S | M | L | Overall | Commentary |
| SO1 | CLIMATE CHANGE MITIGATION | | | | | • The site comprises of agricultural land, a residential dwelling and a small number of agricultural buildings.<br>• The site is 1.02ha in size and is proposed for 35 (net) dwellings.<br>• The site lies to the north east of Crowborough, which is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment).<br>• The nearest bus stop lies approximately 400m to the south east of the site on Eridge Road and Crowborough Train Station this lies approximately 2.3km to the south. These sustainable forms of public transport can be accessed via existing footpaths located on Eridge Road.<br>• 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.<br>• The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport.<br>• However, 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.<br>• 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.<br>• 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.<br>• 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: 1016/1110 Name: Danefield Farm, Boars Head, Crowborough |
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| | | 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 and there is no risk of surface water flooding.<br>• The site is not within an area of groundwater concern.<br>• The site passes the sequential test in terms of flood risk for the proposed uses.<br>• The site is mostly greenfield land currently; therefore 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.<br>• 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.<br>• 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 and there is no risk of surface water flooding.<br>• The site is not within an area of groundwater concern.<br>• The proposed development for the site is appropriate for the flood zone identified.<br>• 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.<br>• Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be major positive over all timeframes. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1016/1110 Name: Danefield Farm, Boars Head, Crowborough |
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| | | S | M | L | Overall | Commentary |
| SO4 | WATER RESOURCES & QUALITY | | | | | • Wealden has been identified as an area of serious water stress.<br>• Development of this site will increase the demand for water consumption and wastewater treatment.<br>• The site is not within a groundwater source protection zone.<br>• There are no water courses located within close proximity to the site.<br>• 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.<br>• Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.<br>• 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.<br>• The site is not safeguarded for waste or minerals operations.<br>• The site is mostly greenfield, however, the existing residential dwelling is classified as brownfield land.<br>• Whilst the majority of the site is not at risk of contamination of land, it is possible that there may be some contamination associated with the existing agricultural buildings on site. This may require further investigation and remediation.<br>• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of $CO_2$ emissions.<br>• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.<br>• 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: 1016/1110 Name: Danefield Farm, Boars Head, Crowborough |
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| | | 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.<br>• Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies.<br>• The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. |
| SO7 | POLLUTION | | | | | • The site lies at the northeastern edge of Crowborough and is classed as being 'brighter by CPREs light pollution mapping and it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this.<br>• 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.<br>• 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.<br>• 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.<br>• The nearest bus stop lies approximately 400m to the south east of the site on Eridge Road and Crowborough Train Station this lies approximately 2.3km to the south. These sustainable forms of public transport can be accessed via existing footpaths located on Eridge Road.<br>• Given the size of the site, and proximity to public transport, it is considered unlikely that development of this site will result in significantly increased traffic or congestion on the road.<br>• There are no sources of noise pollution affecting the site. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1016/1110 Name: Danefield Farm, Boars Head, Crowborough |
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| | | 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.<br>• 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. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective. |
| SO8 | GREEN & BLUE INFRASTRUCTURE | | | | | • The significant trees and hedgerows located along site boundaries provide very good wildlife corridors and steppingstones to the wider area, particularly to the countryside that lies to the north of the site. These contribute to the green infrastructure of the site and the wider area.<br>• A parcel of ancient woodland (Luxford Shaw) that is also classified as priority habitat deciduous woodland adjoins the north western corner of the site. A suitable buffer would be required.<br>• Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network.<br>• 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 green and blue infrastructure network and make a positive contribution to nature recovery.<br>• 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.<br>• The impact on this SA Objective is considered to be uncertain at this time due to the lack of details of any scheme |
| SO9 | BIODIVERSITY | | | | | • There are no designated biodiversity sites within the site or in close proximity. Development of the site is therefore unlikely to impact on any designated site.<br>• The site is adjoined by priority habitat deciduous woodland to the north west.<br>• The site is not within a Biodiversity Opportunity Area (BOA). |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1016/1110 Name: Danefield Farm, Boars Head, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision.<br>• 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.<br>• Development of the site would need to seek to retain and enhance the existing hedgerows and trees on site boundaries as they are likely to have biodiversity value.<br>• Other policies within the Local Plan will address matters of the retention, protection and creation of habitats and biodiversity, and any development will need to be in compliance with the relevant policies.<br>• No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time. |
| SO10 | LANDSCAPE & TOWNSCAPE | | | | | • The site is located within the Crowborough south assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey), due to it providing a wooded and rural backdrop to the settlement edge of Crowborough and its sloping topography and ridgeline.<br>• The site is located wholly within the High Weald National Landscape.<br>• The site is severed from the existing settlement of Crowborough by Eridge Road to the south. Development beyond Eridge Road to the north in this location would be significantly out of character with and have a detrimental impact upon the rural landscape to the north east of Crowborough.<br>• The impact is expected to be major negative as the site would involve the development of land within the High Weald National Landscape and significant development in this location would be significantly out of character with and have a detrimental impact upon the surrounding landscape. |
| SO11 | HISTORIC & CULTURAL HERITAGE | | | | | • The site is not within a conservation area and there are no listed buildings within the site or in close proximity.<br>• The site does not lie within an Archaeological Notification Area (ANA). |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1016/1110 Name: Danefield Farm, Boars Head, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • Further investigations may be required into the potential effect on these assets, but it is considered that development will not have an impact on heritage assets that 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.<br>• 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.<br>• The impact on this SA Objective is currently uncertain. |
| SO13 | SUSTAINABLE TRAVEL & ACCESSIBILITY | | | | | • The nearest bus stop lies approximately 400m to the south east of the site on Eridge Road and Crowborough Train Station this lies approximately 2.3km to the south. These sustainable forms of public transport can be accessed via existing footpaths located on Eridge Road.<br>• Bus services into Crowborough High Street and its amenities run every 30 mins, with a journey time from the stop on Western Road of 10-minutes.<br>• The train station offers an hourly train service to Uckfield and to London Bridge via Oxted.<br>• It is approximately a 35 minute walk to Crowborough High Street.<br>• There are no PRoW's that pass through the site or along its boundaries.<br>• The upgrading of the existing access onto Eridge Road to accommodate an intensification of development would also be problematic given the sites close proximity to the Boars Head Roundabout that links the A26 and Eridge Road. This would also require the removal of existing vegetation on the southern boundary.<br>• 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.<br>• The impact on this SA Objective would be considered to be minor positive, given the proximity of the site to the bus stops and Crowborough train station, which can be |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1016/1110 Name: Danefield Farm, Boars Head, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | accessed via existing footpaths, however, giving uncertainty regarding the provision of a suitable vehicular access, the effect is currently uncertain. |
| SO14 | HOUSING | | | | | • The proposed development of this site has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (Crowborough).<br>• There are no details as to the quantum or mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site.<br>• However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport.<br>• The impact on this SA Objective is expected to be a minor 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 site is likely to require a Health Impact Assessment as given its size it is likely to provide more than 10 (net) dwellings.<br>• The nearest health services are at the Beacon Surgery in Crowborough Town Centre, approx. 2km to the south west of the site.<br>• The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal.<br>• Whilst the site is within Rotherfield Parish, it is directly adjacent Crowborough. The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at sites such as Adam Close Play Area.<br>• The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1016/1110 Name: Danefield Farm, Boars Head, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • The site is not a designated Local Green Space nor is it a formal recreational or play space.<br>• The site is not proposing improvements to sport and recreation provision or to health service provision.<br>• Given the proposed scale of development, contributions towards health and wellbeing provision may be achievable but the lack of scheme details means the effect is uncertain at this time. |
| SO16 | QUALITY OF LIFE & PLACE | | | | | • The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices.<br>• Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies.<br>• With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors |
| SO17 | SOCIAL DEPRIVATION | | | | | • The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty.<br>• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.<br>• Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage. |
| SO18 | ECONOMY & EMPLOYMENT | | | | | • The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.<br>• 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.<br>• The site does not contain any existing retail floorspace so there is no loss. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1016/1110 Name: Danefield Farm, Boars Head, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | VILLAGE CENTRES | | | | | • Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality.<br>• The development of this site would place future residents within close proximity of the sustainable settlement of Tunbridge Wells and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough and Jarvis Brook will continue nonetheless. |
| SO20 | EDUCATION & SKILLS | | | | | • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships.<br>• The nearest primary school is Sir Henry Fermor Church of England Primary School, which is located approximately 1.5km to the south of the site and can be accessed via public transport and pedestrian footpaths.<br>• Further primary, secondary and college provision is located within Crowborough.<br>• Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area.<br>• East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough.<br>• 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. |

| SUMMARY OF RESULTS: | Site No: 1016/1110 Name: Danefield Farm, Boars Head, Crowborough | | | | | | | | | | | | | | | | | | | |
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| 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: | |
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| 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:<br>• Climate change adaptation and mitigation<br>• Biodiversity creation, protection and enhancement<br>• Flood risk – including surface water flood risk / drainage.<br>• Landscape and townscape<br>• Health and wellbeing<br>• Sustainable transport |

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| | • Infrastructure |
| **Cumulative Effects** | The site does not currently benefit from planning permission nor any application for development. Crowborough is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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** | **Major positive effects: SO3 Flood Risk**<br>Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be major positive over all timeframes.<br><br>**Minor Positive effects: SO14 Housing**<br>The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This further enhanced by the intention of the applicant to provide affordable housing on the site and a housing mix of houses and bungalows.<br><br>**Major negative effects: SO10 Landscape & Townscape**<br>The impact is expected to be major negative as the site would involve the development of land within the High Weald National Landscape and significant development in this location would be significantly out of character with and have a detrimental impact upon the surrounding landscape.<br><br>**Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape**<br>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.<br>The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.<br>The impact is expected to be minor negative as the site would involve the development of land within the High Weald National Landscape and would be out of character with existing character of the area. The impact of development would be difficult to lessen via mitigation. |

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| | **No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills**<br><br>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. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.<br><br>Further investigations may be required into the potential effect on these assets, but it is considered that development will not have an impact on heritage assets that there is no significant effect on this SA Objective.<br><br>The development of this site would place future residents within close proximity of the sustainable settlement of Crowborough and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough and Jarvis Brook will continue nonetheless.<br><br>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.<br><br>**Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO13 Sustainable Travel & Accessibility; SO15 Health and Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation**<br><br>For the remaining objectives, more information is required to determine the effects. |
| **Selected / Rejected for allocation** | The site is not selected for allocation. The impact is expected to be major negative as the site would involve the development of land within the High Weald National Landscape and significant development in this location would be significantly out of character with and have a detrimental impact upon the surrounding landscape. The site is highly exposed within the wider landscape and would represent an encroachment of development to the north of the A26 in this location which would appear isolated in nature. |

**SHELAA Ref:** 1017/1110 **SITE:** The Millbrook Nursery, Treblers Road, Crowborough

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1017/1110 Name: The Millbrook Nursery, Treblers Road, Crowborough |
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| | | S | M | L | Overall | Commentary |
| SO1 | CLIMATE CHANGE MITIGATION | | | | | • The site comprises of a horticultural nursery, storage building and an office.<br>• The site is 1.43ha in size and is proposed for 15 (net) dwellings. The site was recently refused planning permission for 6 (net) dwellings under planning reference WD/2017/0499/MAO. It is now subject to an ongoing appeal.<br>• The nearest bus stop lies approximately 300m to the north of the site on Rotherfield Road to the north. The nearest train station is Crowborough and this lies approximately 550m to the north west of the site. These sustainable forms of public transport are unable to be accessed on foot by existing footpaths and would result in a reliance on the private motor vehicle.<br>• 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.<br>• The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport.<br>• However, 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.<br>• 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.<br>• 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.<br>• 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: 1017/1110 Name: The Millbrook Nursery, Treblers Road, Crowborough |
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| | | 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 and there is no risk of surface water flooding.<br>• The site is not within an area of groundwater concern.<br>• The site passes the sequential test in terms of flood risk for the proposed uses.<br>• 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.<br>• 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 and there is no risk of surface water flooding.<br>• The site is not within an area of groundwater concern.<br>• The proposed development for the site is appropriate for the flood zone identified.<br>• 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.<br>• Given the site is not at risk of fluvial, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk. |
| SO4 | WATER RESOURCES & QUALITY | | | | | • Wealden has been identified as an area of serious water stress.<br>• Development of this site will increase the demand for water consumption and wastewater treatment.<br>• The site is not within a groundwater source protection zone.<br>• There are no water courses located within close proximity to the site. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1017/1110 Name: The Millbrook Nursery, Treblers Road, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies.<br>• Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.<br>• 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.<br>• The site is not safeguarded for waste or minerals operations.<br>• There are no known issues with contamination of land and given its current use contamination is unlikely.<br>• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of $CO_2$ emissions.<br>• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.<br>• 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.<br>• 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.<br>• Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies.<br>• The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1017/1110 Name: The Millbrook Nursery, Treblers Road, Crowborough |
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| | | S | M | L | Overall | Commentary |
| SO7 | POLLUTION | | | | | • The site lies at the southeastern edge of Crowborough and is classed as being 'brighter by CPREs light pollution mapping and it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this.<br>• 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.<br>• 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.<br>• 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.<br>• approximately 300m to the north of the site on Rotherfield Road to the north. The nearest train station is Crowborough and this lies approximately 550m to the north west of the site. These sustainable forms of public transport are unable to be accessed on foot by existing footpaths and would result in a reliance on the private motor vehicle.<br>• There are no sources of noise pollution affecting the site.<br>• 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.<br>• 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. However, over the longer term, given the size of the site and its location close to sustainable transport, it is considered there will be no significant effect on this SA Objective. This is reliant on the site achieving pedestrian access to Crowborough. |
| SO8 | GREEN & BLUE INFRASTRUCTURE | | | | | • The significant trees and hedgerows located along site boundaries and within the site provide excellent wildlife corridors and steppingstones to the wider area, particularly to the priority habitat (deciduous woodland) that lies to the north west of the site. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1017/1110 Name: The Millbrook Nursery, Treblers Road, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network.<br>• The ongoing planning application for the site has indicated that an ecology buffer zone would be provided for the site to enhance existing landscaping within the site.<br>• 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 green and blue infrastructure network and make a positive contribution to nature recovery.<br>• 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.<br>• The scheme submitted as part of the ongoing application indicates that green infrastructure would be enhanced across the site, the effects SA Objective are minor positive if the scheme is brought forward. |
| SO9 | BIODIVERSITY | | | | | • There are no designated biodiversity sites or irreplaceable habitats within the site or in close proximity.<br>• Priority habitat deciduous woodland adjoins the north western corner of the site.<br>• The site is not within a Biodiversity Opportunity Area (BOA).<br>• The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision.<br>• 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.<br>• Development of the site would need to seek to retain and enhance the existing hedgerows and trees on site boundaries as they are likely to have biodiversity value.<br>• Other policies within the Local Plan will address matters of the retention, protection and creation of habitats and biodiversity, and any development will need to be in compliance with the relevant policies.<br>• The scheme submitted as part of the ongoing application indicates that an ecological buffer would be created, and biodiversity would be enhanced across the site, the effects SA Objective are considered to be minor positive if the scheme is brought forward. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1017/1110 Name: The Millbrook Nursery, Treblers Road, Crowborough |
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| | | S | M | L | Overall | Commentary |
| SO10 | LANDSCAPE & TOWNSCAPE | | | | | • The site lies wholly within the High Weald National Landscape.<br>• The site is located within the Crowborough south assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey), due to its intervisibility with the High Weald National Landscape and close proximity to the existing PRoW network. The sensitivity is lessened given the sites current use.<br>• The ongoing planning application is proposing a low density development with an ecological buffer to reduce the impact on the landscape. However, it would still result in the loss of land within the High Weald National Landscape.<br>• Given the sites location within the High Weald National landscape and the detrimental impact of development upon the existing character of the area, it is considered that there will be a minor negative impact upon this SA Objective. However, it is acknowledged that some mitigation is possible. |
| SO11 | HISTORIC & CULTURAL HERITAGE | | | | | • The site is not within a conservation area and there are no listed buildings within the site or in close proximity.<br>• An Archaeological Notification Area (ANA) (Maynards Gate) lies to the east of the site. Further investigation would be required.<br>• It is considered that development will not have an impact on heritage assets, therefore 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.<br>• 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.<br>• The impact on this SA Objective is currently uncertain. |
| SO13 | SUSTAINABLE TRAVEL & ACCESSIBILITY | | | | | • The nearest bus stop lies approximately 300m to the north of the site on Rotherfield Road to the north. The nearest train station is Crowborough and this lies approximately 550m to the north west of the site. These sustainable forms of public transport are |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1017/1110 Name: The Millbrook Nursery, Treblers Road, Crowborough |
|---|---|---|---|---|---|---|
| | | S | M | L | Overall | Commentary |
| | | | | | | unable to be accessed on foot by existing footpaths and would result in a reliance on the private motor vehicle.<br>• Bus services into Crowborough High Street and its amenities run every 30 mins, with a journey time from the stop on Rotherfield Road of 20-minutes to the High Street.<br>• The train station offers an hourly train service to Uckfield and to London Bridge via Oxted.<br>• It is approximately a 45 minute walk to Crowborough High Street.<br>• Rotherfield Footpath 20 runs along the northern boundary and would serve as the vehicular access to the site.<br>• The proposal for the site has indicated that no formal pedestrian footpaths will be provided to the site This has received no objection from the local highways authority as part of the ongoing application.<br>• 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.<br>• The impact on this SA Objective would be considered to be minor negative given the proximity of the site to the bus stops and Crowborough train station, however, no formal pedestrian footpaths to these forms of sustainable travel have been provided as part of the ongoing development. |
| SO14 | HOUSING | | | | | • The proposed development of this site has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (Crowborough).<br>• The proposed scheme for the ongoing planning application is for 6 market dwellings.<br>• The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. |
| SO15 | HEALTH & WELLBEING | | | | | • The nearest health services are at the Brook Health Centre in Crowborough Town Centre, approx. 900m to the northwest of the site. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1017/1110 Name: The Millbrook Nursery, Treblers Road, Crowborough |
|---|---|---|---|---|---|---|
| | | S | M | L | Overall | Commentary |
| | | | | | | • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal.<br>• Whilst the site is within Rotherfield Parish, it is directly adjacent Crowborough. The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at sites such as Adam Close Play Area.<br>• The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes.<br>• The site is not a designated Local Green Space nor is it a formal recreational or play space.<br>• The site is not proposing improvements to sport and recreation provision or to health service provision.<br>• Given the proposed small scale of development, it is unlikely that the proposed scheme will contribute to health and wellbeing benefits, therefore there is no significant effect on this SA Objective |
| SO16 | QUALITY OF LIFE & PLACE | | | | | • The proposed scheme for the ongoing planning application has been developed in accordance with the Wealden Design guide and other national design guidance. However, as this is only an outline application, there is significant details yet to be confirmed that will affect the quality of this scheme.<br>• Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies.<br>• The impact on this SA Objective is expected to be uncertain. |
| SO17 | SOCIAL DEPRIVATION | | | | | • The development of the site will only be providing for market housing should the ongoing planning application for the site be approved at appeal. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1017/1110 Name: The Millbrook Nursery, Treblers Road, Crowborough |
|---|---|---|---|---|---|---|
| | | S | M | L | Overall | Commentary |
| | | | | | | • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.<br>• Given the current proposals for the site only include market housing, it is considered there will be is no significant effect on this SA Objective. |
| 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.<br>• 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.<br>• The site does not contain any existing retail floorspace so there is no loss.<br>• Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality.<br>• The development of this site would place future residents within close proximity of the sustainable settlement of Crowborough and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough and Jarvis Brook will continue nonetheless. |
| SO20 | EDUCATION & SKILLS | | | | | • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships.<br>• The nearest primary school is Jarvis Brook Primary School, which is located approximately 900m to the west of the site.<br>• Further primary, secondary and college provision is located within Crowborough, approximately 2km to the north west of the site, which can be accessed by public transport.<br>• Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1017/1110 Name: The Millbrook Nursery, Treblers Road, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough.<br>• 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. |

| SUMMARY OF RESULTS: | Site No: 1017/1110 Name: The Millbrook Nursery, Treblers Road, Crowborough | | | | | | | | | | | | | | | | | | | |
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| 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: | |
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| 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:<br>• Climate change adaptation and mitigation<br>• Biodiversity creation, protection and enhancement<br>• Flood risk – including surface water flood risk / drainage.<br>• Landscape and townscape<br>• Health and wellbeing |

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| | • Sustainable transport<br>• Infrastructure |
| **Cumulative Effects** | The site was recently refused planning permission for 6 (net) dwellings under planning reference WD/2017/0499/MAO. It is now subject to an ongoing appeal.<br><br>The site lies outside of the proposed development boundary for Crowborough. Crowborough 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** | **Major positive effects: SO3 Flood Risk**<br><br>Given the site is not at risk of fluvial, groundwater or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.<br><br>**Minor Positive effects: SO8 Green & Blue Infrastructure; SO9 Biodiversity and SO14 Housing**<br><br>The scheme submitted as part of the ongoing application indicates that green infrastructure would be enhanced across the site, the effects SA Objective are minor positive if the scheme is brought forward.<br><br>The scheme submitted as part of the ongoing application indicates that an ecological buffer would be created, and biodiversity would be enhanced across the site, the effects SA Objective are considered to be minor positive if the scheme is brought forward.<br><br>The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs.<br><br>**Major negative effects: SO10 Landscape & Townscape**<br><br>The impact is expected to be major negative as the site would involve the development of land within the High Weald National Landscape and significant development in this location would be significantly out of character with and have a detrimental impact upon the surrounding landscape. |

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| | **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO10 Landscape & Townscape and SO13 Sustainable Travel & Accessibility**<br><br>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.<br><br>The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.<br><br>Given the sites location within the High Weald National landscape and the detrimental impact of development upon the existing character of the area, it is considered that there will be a minor negative impact upon this SA Objective. However, it is acknowledged that some mitigation is possible.<br><br>The impact on this SA Objective would be considered to be minor negative given the proximity of the site to the bus stops and Crowborough train station, however, no formal pedestrian footpaths to these forms of sustainable travel have been provided as part of the ongoing development.<br><br>**No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO15 Health and Wellbeing; SO17 Social Deprivation; SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills**<br><br>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. However, over the longer term, given the size of the site and its location close to sustainable transport, it is considered there will be no significant effect on this SA Objective. This is reliant on the site achieving pedestrian access to Crowborough.<br><br>It is considered that development will not have an impact on heritage assets and therefore there is no significant effect on this SA Objective.<br><br>Given the proposed small scale of development, it is unlikely that the proposed scheme will contribute to health and wellbeing benefits, therefore there is no significant effect on this SA Objective.<br><br>Given the current proposals for the site only include market housing, it is considered there will be is no significant effect on this SA Objective.<br><br>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.<br><br>The development of this site would place future residents within close proximity of the sustainable settlement of Crowborough and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there |

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| | would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough and Jarvis Brook will continue, nonetheless.<br><br>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.<br><br>**Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO12 Digital Infrastructure and SO16 Quality of Life & Place**<br><br>For the remaining objectives, more information is required to determine the effects. |
| **Selected / Rejected for allocation** | The site is not selected for allocation. The site is located outside of the proposed settlement boundary for the site and would create a reliance on the private motor vehicle to access key services and amenities within the settlement. The site is located within the High Weald National Landscape and development would have an impact upon the rural character and appearance of the landscape to the south of the south. |

**SHELAA Ref:** 1018/1110 **SITE:** Hideaway, Tubwell Lane, Crowborough

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1018/1110 Name: Hideaway, Tubwell Lane, Crowborough |
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| | | S | M | L | Overall | Commentary |
| SO1 | CLIMATE CHANGE MITIGATION | | | | | • The site comprises of a residential dwelling and garden.<br>• The site is 0.73ha in size and is proposed for 5 (net) dwellings.<br>• The site lies to the south east of Crowborough, which is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment).<br>• The nearest bus stop lies approximately 100m to the north of the site on Rotherfield Road and Crowborough Train Station this lies approximately 450m to the north west. Whilst in close proximity to the site, these forms of sustainable transport cannot currently be accessed by formally made footpaths. The site will benefit from the pedestrian footpaths provided as part of the development to the north that was granted planning permission under WD/2020/2164/MAO, which will allow the site to connect to these sustainable forms of transport.<br>• 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.<br>• The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport.<br>• However, 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.<br>• 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.<br>• 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: 1018/1110 Name: Hideaway, Tubwell Lane, Crowborough |
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| | | 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 and there is no risk of surface water flooding.<br>• The site is not within an area of groundwater concern.<br>• The site passes the sequential test in terms of flood risk for the proposed uses.<br>• 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.<br>• 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 and there is no risk of surface water flooding.<br>• The site is not within an area of groundwater concern.<br>• The proposed development for the site is appropriate for the flood zone identified.<br>• 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.<br>• Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes. |
| SO4 | WATER RESOURCES | | | | | • Wealden has been identified as an area of serious water stress. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1018/1110 Name: Hideaway, Tubwell Lane, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | & QUALITY | | | | | • Development of this site will increase the demand for water consumption and wastewater treatment.<br>• The site is not within a groundwater source protection zone.<br>• There are no water courses located within close proximity to the site.<br>• 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.<br>• Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.<br>• 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.<br>• The site is not safeguarded for waste or minerals operations.<br>• There are no known issues with contamination of land and given its current use contamination is unlikely.<br>• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of $CO_2$ emissions.<br>• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.<br>• 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.<br>• Therefore, the impacts on this SA Objective are considered to be uncertain at this stage |
| SO6 | WASTE | | | | | • Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1018/1110 Name: Hideaway, Tubwell Lane, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies.<br>• The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. |
| SO7 | POLLUTION | | | | | • The site lies at the southeastern edge of Crowborough and is classed as being 'brighter by CPREs light pollution mapping and it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this.<br>• 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.<br>• 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.<br>• 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.<br>• The nearest bus stop lies approximately 100m to the north of the site on Rotherfield Road and Crowborough Train Station this lies approximately 450m to the north west. Whilst in close proximity to the site, these forms of sustainable transport cannot currently be accessed by formally made footpaths. The site will benefit from the pedestrian footpaths provided as part of the development to the north that was granted planning permission under WD/2020/2164/MAO, which will allow the site to connect to these sustainable forms of transport.<br>• Given the size of the site, and proximity to public transport, it is considered unlikely that development of this site will result in significantly increased traffic or congestion on the road.<br>• There are no sources of noise pollution affecting the site.<br>• 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 |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1018/1110 Name: Hideaway, Tubwell Lane, Crowborough |
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| | | 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. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective. |
| SO8 | GREEN & BLUE INFRASTRUCTURE | | | | | • The significant trees and hedgerows located along site boundaries provide good wildlife corridors and steppingstones to the wider area, albeit only to other residential development.<br>• Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network.<br>• 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 green and blue infrastructure network and make a positive contribution to nature recovery.<br>• 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.<br>• No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time. |
| SO9 | BIODIVERSITY | | | | | • There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them.<br>• The site is not within a Biodiversity Opportunity Area (BOA).<br>• The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision.<br>• 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.<br>• Development of the site would need to seek to retain and enhance the existing hedgerows and trees on site boundaries as they are likely to have biodiversity value. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1018/1110 Name: Hideaway, Tubwell Lane, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • Other policies within the Local Plan will address matters of the retention, protection and creation of habitats and biodiversity, and any development will need to be in compliance with the relevant policies.<br>• Given the current use of the site and its location within the existing built up area of Crowborough, it is considered that there would be no significant effects on this SA Objective. |
| SO10 | LANDSCAPE & TOWNSCAPE | | | | | • This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Crowborough.<br>• Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. |
| SO11 | HISTORIC & CULTURAL HERITAGE | | | | | • The site is not within a conservation area and there are no listed buildings within the site or in close proximity.<br>• An Archaeological Notification Area (ANA) (Maynards Gate) covers the northern half of the site. Further investigation would be required.<br>• It is considered that development will not have an impact on heritage assets, therefore 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.<br>• 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.<br>• The impact on this SA Objective is currently uncertain. |
| SO13 | SUSTAINABLE TRAVEL & ACCESSIBILITY | | | | | • The nearest bus stop lies approximately 100m to the north of the site on Rotherfield Road and Crowborough Train Station this lies approximately 450m to the north west. Whilst in close proximity to the site, these forms of sustainable transport cannot currently be accessed by formally made footpaths. The site will benefit from the pedestrian footpaths provided as part of the development to the north that was granted planning |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1018/1110 Name: Hideaway, Tubwell Lane, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | permission under WD/2020/2164/MAO, which will allow the site to connect to these sustainable forms of transport.<br>• Bus services into Crowborough High Street and its amenities run every 30 mins, with a journey time from the stop on Rotherfield Road of 20-minutes to the High Street.<br>• The train station offers an hourly train service to Uckfield and to London Bridge via Oxted.<br>• It is approximately a 45 minute walk to Crowborough High Street.<br>• There are no PRoW that pass through the site or along its boundaries.<br>• 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.<br>• The impact on this SA Objective would be considered to be minor positive, given the proximity of the site to the bus stops and Crowborough train station, which can be accessed on foot. |
| SO14 | HOUSING | | | | | • The proposed development of this site has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (Crowborough).<br>• There are no details as to the quantum or mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site.<br>• However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport.<br>• The impact on this SA Objective is expected to be a minor 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 at the Brook Health Centre in Crowborough Town Centre, approx. 750m to the northwest of the site. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1018/1110 Name: Hideaway, Tubwell Lane, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal.<br>• Whilst the site is within Rotherfield Parish, it is directly adjacent Crowborough. The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at sites such as Adam Close Play Area.<br>• The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes.<br>• The site is not a designated Local Green Space nor is it a formal recreational or play space.<br>• The site is not proposing improvements to sport and recreation provision or to health service provision.<br>• Given the proposed small scale of development, it is unlikely that the proposed scheme will contribute to health and wellbeing benefits, therefore there is no significant effect in the medium to longer term 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.<br>• Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies.<br>• With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors. |
| SO17 | SOCIAL DEPRIVATION | | | | | • The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1018/1110 Name: Hideaway, Tubwell Lane, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.<br>• Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage. |
| SO18 | ECONOMY & EMPLOYMENT | | | | | • The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.<br>• 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.<br>• The site does not contain any existing retail floorspace so there is no loss.<br>• Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality.<br>• The development of this site would place future residents within close proximity of the sustainable settlement of Crowborough and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough Brook will continue nonetheless. |
| SO20 | EDUCATION & SKILLS | | | | | • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships.<br>• The nearest primary school is Sir Henry Fermor Church of England Primary School, which is located approximately 900m to the southwest of the site and can be accessed via pedestrian footpaths.<br>• Further primary, secondary and college provision is located within Crowborough, approximately 1.9km to the north west of the site, which can be accessed by public transport.<br>• Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1018/1110 Name: Hideaway, Tubwell Lane, Crowborough |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough.<br>• 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. |

| SUMMARY OF RESULTS: | Site No: 1018/1110 Name: Hideaway, Tubwell Lane, Crowborough | | | | | | | | | | | | | | | | | | | |
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| 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: | |
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| 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:<br>• Climate change adaptation and mitigation<br>• Biodiversity creation, protection and enhancement<br>• Flood risk – including surface water flood risk / drainage.<br>• Landscape and townscape<br>• Health and wellbeing<br>• Sustainable transport |

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| | • Infrastructure |
| **Cumulative Effects** | The site is subject to an ongoing outline application for 6 (net) dwellings under planning reference WD/2023/0099/MAO. Crowborough is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. 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** | **Major positive effects: SO3 Flood Risk**<br><br>Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be major positive over all timeframes.<br><br>**Minor Positive effects: SO13 Sustainable Travel & Accessibility and SO14 Housing**<br><br>The impact on this SA Objective would be considered to be minor positive, given the proximity of the site to the bus stops and Crowborough train station, which can be accessed on foot.<br><br>The impact on this SA Objective is expected to be a minor 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.<br><br>**Major negative effects:**<br><br>**Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste**<br><br>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.<br><br>The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.<br><br>**No significant effect: SO7 Pollution; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health and Wellbeing SO18 Economy & Employment; SO19 Town & Village Centres and SO20 Education & Skills**<br><br>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. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.<br><br>Given the current use of the site and its location within the existing built up area of Crowborough, it is considered that there would be no significant effects on this SA Objective. |

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| | It is considered that development will not have an impact on heritage assets and therefore there is no significant effect on this SA Objective.<br><br>Given the proposed small scale of development, it is unlikely that the proposed scheme will contribute to health and wellbeing benefits, therefore there is no significant effect in the medium to longer term on this SA Objective.<br><br>The development of this site would place future residents within close proximity of the sustainable settlement of Crowborough and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Crowborough and Jarvis Brook will continue nonetheless.<br><br>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.<br><br>**Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO12 Digital Infrastructure; SO16 Quality of Life & Place and SO17 Social Deprivation**<br><br>For the remaining objectives, more information is required to determine the effects. |
| **Selected / Rejected for allocation** | The proposal for the site is for 5 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would be appropriate for up to 5 (net) dwellings and has been proposed for allocation on this basis.<br><br>The site is in a semi-rural location but does benefit from being in reasonably close proximity to the services, amenities and public transport available in Jarvis Brook. The site is well enclosed within the wider landscape and would have no impact upon historic assets. The development of the site would be required to retain existing vegetation where possible and consider the residential amenity of existing dwellings. The site would be required to provide an upgraded vehicular access and to consider how pedestrian connectivity can be achieved from the site to the surrounding area. |

**SHELAA Ref:** 1139/3250 **SITE:** Land at Court Farm, Rotherfield Road, Rotherfield

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1139/3250 Name: Land at Court Farm, Rotherfield Road, Rotherfield |
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| | | S | M | L | Overall | Commentary |
| SO1 | CLIMATE CHANGE MITIGATION | | | | | • The site currently is predominantly formed greenfield land in agricultural use. There are agricultural buildings located within the northern part of the site and woodland located within the southern and south eastern parts of the site.<br>• The whole site is 34.7ha in size, however, the layout submitted as part of the SHELAA application indicates that development will be located within the eastern parts of the site adjacent the settlement boundary. This corresponds to an ongoing full planning application for 75 (net) dwellings within the site under planning reference WD/2023/0893/MEA.<br>• The site is located adjacent the built form of Rotherfield, which is classified as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The bus service within the settlement offers a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities.<br>• The site is located within a short distance of bus stops located on Church Road and the B2101 to the east, however, these cannot currently be accessed by public transport due to the lack of pedestrian provision on Rotherfield and Church Road. The ongoing application has received an objection from the local highways authority that has not yet been resolved as the applicant has not demonstrated that suitable pedestrian connectivity can be provided to Rotherfield to the east. The applicant has indicated that it is not economically viable to provide footpaths on Rotherfield Road and Church Road to the north.<br>• The closest train station is Crowborough, located approximately 2km to the west of the site. This provides a frequent service to London; however, this cannot be accessed via pedestrian footpaths.<br>• However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Crowborough and Tunbridge Wells). This could increase emissions, although mitigation measures such as EV charging infrastructure could address this. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1139/3250 Name: Land at Court Farm, Rotherfield Road, Rotherfield |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • All development will result in an increase in greenhouse gas emissions but 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.<br>• The effect on this SA Objective is considered to be minor negative as despite mitigation measures provided as part of the planning application, residual emissions are 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.<br>• The site is not at risk of surface water flooding.<br>• The southern parts of the site are at risk of groundwater flooding.<br>• 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.<br>• The ongoing planning application has provided a suitable SuDS scheme for the part of the site that is being sought for residential development. This has received no objection from the local flood authority.<br>• The energy statement provided as part of the application has indicated the climate change adaptions that would be brought forward on site.<br>• 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.<br>• 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.<br>• There is a risk of surface water flooding along the site's southern boundary, which would require mitigation. However, the site passes the sequential test in terms of flood risk (with |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1139/3250 Name: Land at Court Farm, Rotherfield Road, Rotherfield |
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| | | | | | | mitigation for surface water flooding) and the proposed use for residential development is appropriate in terms of flood risk.<br>• 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.<br>• The ongoing planning application has submitted a SuDS scheme that has received no objection from the local flood authority and is suitable for this part of the site.<br>• Given the site is not at risk of fluvial flooding, and that the ongoing application has provided a suitable SuDS as part of the ongoing scheme, 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.<br>• The development of this site will significantly increase the demand for water consumption and wastewater treatment.<br>• The site is not within a groundwater source protection zone.<br>• There are no watercourses located within the site or in close proximity.<br>• The SuDS submitted as part of the application indicates that water quality will not be impacted by development on this part of the site.<br>• The energy statement submitted as part of the application indicates that methods will be used to ensure water efficiency across the site.<br>• 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.<br>• Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.<br>• Given that the ongoing application has demonstrated that the site would not impact upon water quality and that measures to ensure water efficiency will be implemented. Therefore, there is no significant effect on this SA Objective. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1139/3250 Name: Land at Court Farm, Rotherfield Road, Rotherfield |
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| | | S | M | L | Overall | Commentary |
| SO5 | SOIL, LAND & MINERALS | | | | | • The site is agricultural land but is not classified under the Agricultural Land Classification system.<br>• The site is not safeguarded for minerals or waste operations.<br>• The site mostly a greenfield site.<br>• Development of the site is unlikely to result in land contamination, although further investigations would be required.<br>• However, the disturbance of soil from development could lead to increased soil compaction as well as the release of $CO_2$ emissions.<br>• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.<br>• 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.<br>• Due to the potential for low level land contamination, and the need for further investigations, the impact is considered to be uncertain on this SA Objective, |
| 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.<br>• Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies.<br>• 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 currently considered to be 'darker' in terms of light pollution, according to CPREs light pollution mapping. The scale of development proposed for the site would introduce more light pollution to the area.<br>• 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.<br>• 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: 1139/3250 Name: Land at Court Farm, Rotherfield Road, Rotherfield |
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| | | | | | | development. The increase in air pollution from construction is likely to be in the short to medium term.<br>• The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well.<br>• The ongoing application has received an objection from the local highways authority that has not yet been resolved as the applicant has not demonstrated that suitable pedestrian connectivity can be provided to Rotherfield to the east. The applicant has indicated that it is not economically viable to provide footpaths on Rotherfield Road and Church Road to the north.<br>• 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.<br>• Given the scale of development, the impacts on this SA Objective are considered to be minor negative, as mitigation measures and the application of Local Plan policies could mitigate some adverse effects but not all. Furthermore, there are concerns development of this site would be reliant on the private motor vehicle to access key services and facilities, which would increase emissions. |
| SO8 | GREEN & BLUE INFRASTRUCTURE | | | | | • There are significant trees and hedgerows located along the site boundaries and these provide excellent wildlife corridors and stepping stones to the countryside to the south west of Rotherfield.<br>• There are also hedgerows and trees located within the site, particularly along field boundaries.<br>• There are also pockets of ancient woodland located within the southern parts of the site that are not being brought forward as part of the residential development of the site. These are also classified as priority habitat deciduous woodland. The ongoing planning application for the eastern parts of the site has indicative layouts showing significant tree planting and landscape buffering.<br>• Development of the whole site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green infrastructure network. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1139/3250 Name: Land at Court Farm, Rotherfield Road, Rotherfield |
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| | | | | | | • 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 green and blue infrastructure network.<br>• 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.<br>• A minor negative effect is likely in the short to medium term as the site is developed, however over the longer term, minor positive effects are expected as green and blue infrastructure measures becomes established. This is only in relation to the part of the site subject to the ongoing planning permission that has also been identified by the application as the location for residential development within the SHELAA submission. |
| SO9 | BIODIVERSITY | | | | | • The site does not lie within a Biodiversity Opportunity Area.<br>• There are pockets of priority habitat deciduous woodland located within the southern part of the site and along the site's southern boundary.<br>• There are significant trees and hedgerows located along the site boundaries which provide excellent wildlife corridors and stepping stones to the wider area. Development would need to seek to retain and enhance these features.<br>The ongoing planning application for the site has an accompanying Ecology Report which sets the identified mitigations to limit the impact of development upon existing biodiversity. The application also identified measures that will be implemented as part of the development to enhance biodiversity within the site.<br>• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site.<br>• 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.<br>• A minor negative effect is likely in the short to medium term as the site is developed, however over the longer term, minor positive effects are expected as biodiversity enhancements become established. This is only in relation to the part of the site subject |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1139/3250 Name: Land at Court Farm, Rotherfield Road, Rotherfield |
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| | | | | | | to the ongoing planning permission that has also been identified by the application as the location for residential development within the SHELAA submission. |
| SO10 | LANDSCAPE & TOWNSCAPE | | | | | • The site is located adjacent the existing built form of Rotherfield which lies to the east.<br>• The site lies wholly within the High Weald National Landscape and is located within the Rotherfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. The site is highly visible in the wider landscape and forms part of the attractive rural setting of the village. The site is somewhat contained within the landscape; however, the topography of the site makes some parts highly visible within the High Weald National Landscape. Furthermore, the local public right of way network also increases sensitivity.<br>• Development would be out of keeping with and have an unjustified impact upon the character and appearance of the wider landscape in this location.<br>• The development of the whole parcel of land would significantly increase the size of the existing village and would detrimentally impact its existing townscape.<br>• Development will need to comply with the Local Plan policies, which seek to protect and enhance landscape and townscape character and identify appropriate mitigation measures.<br>• The impact is considered to be major negative as development of the site would have a significantly detrimental impact upon the High Weald National Landscape that could not be mitigated due to the sites prominent position within the landscape. |
| SO11 | HISTORIC & CULTURAL HERITAGE | | | | | • There is currently uncertainty as to extend of which the development of the site would have an impact upon the Rotherfield Conservation Area and the St Deny's Church located to the east and north east of the site. This is being further investigated as part of the planning application process.<br>• The site is partly located within two Archaeological Notification Area (ANA) (Alder Shaw and Rotherfield).<br>• It is considered that the impacts on this SA Objective are uncertain given the unknown impacts of development upon the Rotherfield Conservation Area and St Deny's Church. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1139/3250 Name: Land at Court Farm, Rotherfield Road, Rotherfield |
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| | | 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.<br>• 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.<br>• The impact on this SA Objective is currently uncertain. |
| SO13 | SUSTAINABLE TRAVEL & ACCESSIBILITY | | | | | • The site is located within a short distance of bus stops located on Church Road and the B2101 to the east, however, these cannot currently be accessed by public transport due to the lack of pedestrian provision on Rotherfield and Church Road. The ongoing application has received an objection from the local highways authority that has not yet been resolved as the applicant has not demonstrated that suitable pedestrian connectivity can be provided to Rotherfield to the east. The applicant has indicated that it is not economically viable to provide footpaths on Rotherfield Road and Church Road to the north.<br>• The village is served by a frequent hourly bus service (Mon – Sun) with journey times to Crowborough of approx. 15 mins and to Heathfield of approx. 29 mins. This is the Compass Travel bus number 228 / 229 between Tunbridge Wells and Crowborough serves Rotherfield.<br>• The closest train station is Crowborough, located approximately 2km to the west of the site. This provides a frequent services to London, however, this cannot be accessed via pedestrian footpaths.<br>• Given the scale of development proposed (75 net dwellings), it is still likely to result in some degree of increase in car use to reach services and facilities.<br>• A public right of way (Rotherfield 22b) runs along the eastern boundary and through the southern part of the site.<br>• 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.<br>• The impact on this SA Objective is considered to be major negative as the site cannot currently demonstrate that it can secure pedestrian connectivity to Rotherfield that would |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1139/3250 Name: Land at Court Farm, Rotherfield Road, Rotherfield |
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| | | | | | | be supported by the Local Highway Authority, as demonstrated within the ongoing planning application. |
| SO14 | HOUSING | | | | | • The proposed development of the site for 75 (net) dwellings has the potential to significantly contribute to the district's identified housing need.<br>• The ongoing application indicates provides for both affordable and market homes.<br>• The impact on this SA Objective is expected to be a minor positive effect. |
| SO15 | HEALTH & WELLBEING | | | | | • The nearest GP Surgery is located within Rotherfield, approximately 200m to the east of the site. Further medical facilities are located within Crowborough, approximately 2km to the west of the site.<br>• The applicant is proposing that play space and allotments could be provided as part of the development on the site.<br>• The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Rotherfield Parish in terms of quantity or accessibility, however the priority is to enhance Rotherfield Recreation Ground.<br>• There is currently no Information from East Sussex County Council as to whether local healthcare provision and capacity is currently adequate to meet the needs of new development in this area.<br>• The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes.<br>• Given the size of the site there may be some degree of pressure on healthcare provision which would need to be investigated via discussions as part of the planning application process. Therefore, the effects over the longer term are uncertain at this time. |
| SO16 | QUALITY OF LIFE & PLACE | | | | | • The ongoing planning application for the site has demonstrated that affordable housing will be brought forward on the site which will have a positive impact on the quality of life on any development. The applicant has also indicated that the scheme has been designed in accordance with the Wealden Design Guide. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1139/3250 Name: Land at Court Farm, Rotherfield Road, Rotherfield |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • The proposed scheme looks to create safe, attractive, and socially integrated spaces within the development to improve quality of life.<br>• The impact on this SA Objective is considered to be minor positive. |
| SO17 | SOCIAL DEPRIVATION | | | | | • The ongoing planning application for the site has demonstrated that affordable housing will be brought forward on the site at a rate of 40% which will have a positive impact on the quality of life on any development.<br>• The effect on this SA Objective is likely to be minor positive. |
| 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.<br>• 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.<br>• The site does not contain any existing retail floorspace so there is no loss.<br>• The site is in close proximity to the services and facilities in Rotherfield, together with public transport, however, the site is unable to demonstrate a suitable pedestrian access to Rotherfield and is therefore detached from the settlement. Therefore, there is no significant effect on this SA Objective. |
| SO20 | EDUCATION & SKILLS | | | | | • There may be the potential to improve skills and training through local job creation/apprenticeships during construction.<br>• The nearest primary school is Rotherfield, 450m to the north east of the site. Further primary and secondary education is available in Crowborough to the west.<br>• There is currently no Information from East Sussex County Council, as the education provider for state schools, which indicates whether local educational provision and capacity is currently adequate to meet the needs of new development in this area.<br>• The impact is likely to be minor positive in the short term in regard to skills and training in construction, however, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated via discussions |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 1139/3250 Name: Land at Court Farm, Rotherfield Road, Rotherfield |
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| | | | | | | as part of the planning application process. Therefore, the effects over the longer term are uncertain at this time. |

| SUMMARY OF RESULTS: | Site No: 1139/3250 Name: Land at Court Farm, Rotherfield Road, Rotherfield | | | | | | | | | | | | | | | | | | | |
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| **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: | |
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| **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:<br>• Climate change adaptation and mitigation<br>• Biodiversity creation, protection and enhancement<br>• Flood risk – including surface water flood risk / drainage.<br>• Landscape and townscape<br>• Health and wellbeing<br>• Sustainable transport |

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| | • Infrastructure |
| **Cumulative Effects** | The whole site is 34.7ha in size, however, the layout submitted as part of the SHELAA application indicates that development will be located within the eastern parts of the site adjacent the settlement boundary. This corresponds to an ongoing full planning application for 75 (net) dwellings within the site under planning reference WD/2023/0893/MEA.<br><br>Rotherfield is classed as a sustainable settlement in the Settlement Hierarchy. There are few sites within Rotherfield that have been taken through to this part of the SA process, however, this site is of significant size in comparison to the existing form of Rotherfield. 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** | **Major positive effects: SO3 Flood Risk**<br><br>Given the site is not at risk of fluvial flooding, and that the ongoing application has provided a suitable SuDS as part of the ongoing scheme, the impact on this SA Objective is likely to be major positive over all timeframes.<br><br>**Minor positive effects: SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO14 Housing; SO16 Quality of Life & Place and SO17 Social Deprivation**<br><br>A minor negative effect is likely in the short to medium term on SA Objectives 8 and 9 as the site is developed, however over the longer term, minor positive effects are expected as green and blue infrastructure and biodiversity measures becomes established. This is only in relation to the part of the site subject to the ongoing planning permission that has also been identified by the application as the location for residential development within the SHELAA submission.<br><br>The proposed development of 75 (net) dwellings will significantly contribute to the Council's housing need. The submitted planning application demonstrates that affordable housing will be achieved on the site at a rate of 40%.<br><br>The ongoing planning application for the site has demonstrated that affordable housing will be brought forward on the site which will have a positive impact on the quality of life on any development and will reduce social deprivation. The applicant has also indicated that the scheme has been designed in accordance with the Wealden Design Guide.<br><br>**Major negative effects: SO10 Landscape and Townscape and SO13 Travel & Accessibility**<br><br>The impact is considered to be major negative as development of the site would have a significantly detrimental impact upon the High Weald National Landscape that could not be mitigated due to the sites prominent position within the landscape. |

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| | The impact on this SA Objective is considered to be major negative as the site cannot currently demonstrate that it can secure pedestrian connectivity to Rotherfield that would be supported by the local highways authority, as demonstrated within the ongoing planning application.<br><br>**Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution**<br><br>The effect on this SA Objective is considered to be minor negative as despite mitigation measures provided as part of the planning application, residual emissions are likely to remain.<br><br>The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Whilst the applicant is seeking to reduce these impacts, a residual minor negative impact is likely to remain.<br><br>Given the size of the site it is likely to result in a significant number of additional cars on the road. Therefore, minor negative effects are expected on this SA Objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant Local Plan policies.<br><br>**No significant effect: S04 Water Resource/Quality; SO18 Economy & Employment and SO19 Town & Village Centre**<br><br>Given that the ongoing application has demonstrated that the site would not impact upon water quality and that measures to ensure water efficiency will be implemented. Therefore, there is no significant effect on this SA Objective.<br><br>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 quantum of development proposed for the site.<br><br>The site is in close proximity to the services and facilities in Rotherfield, together with public transport, however, the site is unable to demonstrate a suitable pedestrian access to Rotherfield and is therefore detached from the settlement. Therefore, there is no significant effect on this SA Objective.<br><br>**Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO11 Historic & Cultural Heritage SO12 Digital Infrastructure; SO15 Health & Wellbeing; and SO20 Education & Skills**<br><br>For the remaining objectives, more information is required to determine the effects. |
| **Selected / Rejected for allocation** | The site is not selected for allocation. The site is highly visible in the wider landscape and forms part of the attractive rural setting of the village. The topography of the site makes some parts highly visible within the wider High Weald National Landscape and the public rights of way network that crosses through the site increases sensitivity. Development would be out of keeping with and have an unjustified impact upon the character and appearance of the wider landscape in this location. The development of the whole parcel of land would significantly increase the size of the existing village and would detrimentally impact its existing |

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| | townscape. The development of the site would create a complete reliance on the private motor vehicle to access existing services and amenities as the site has not currently demonstrated how suitable pedestrian connectivity can be achieved to Rotherfield as part of the ongoing planning application. There are also remains significant concerns of the impact of development upon historic features located to the north and east of the site which remain unresolved. |