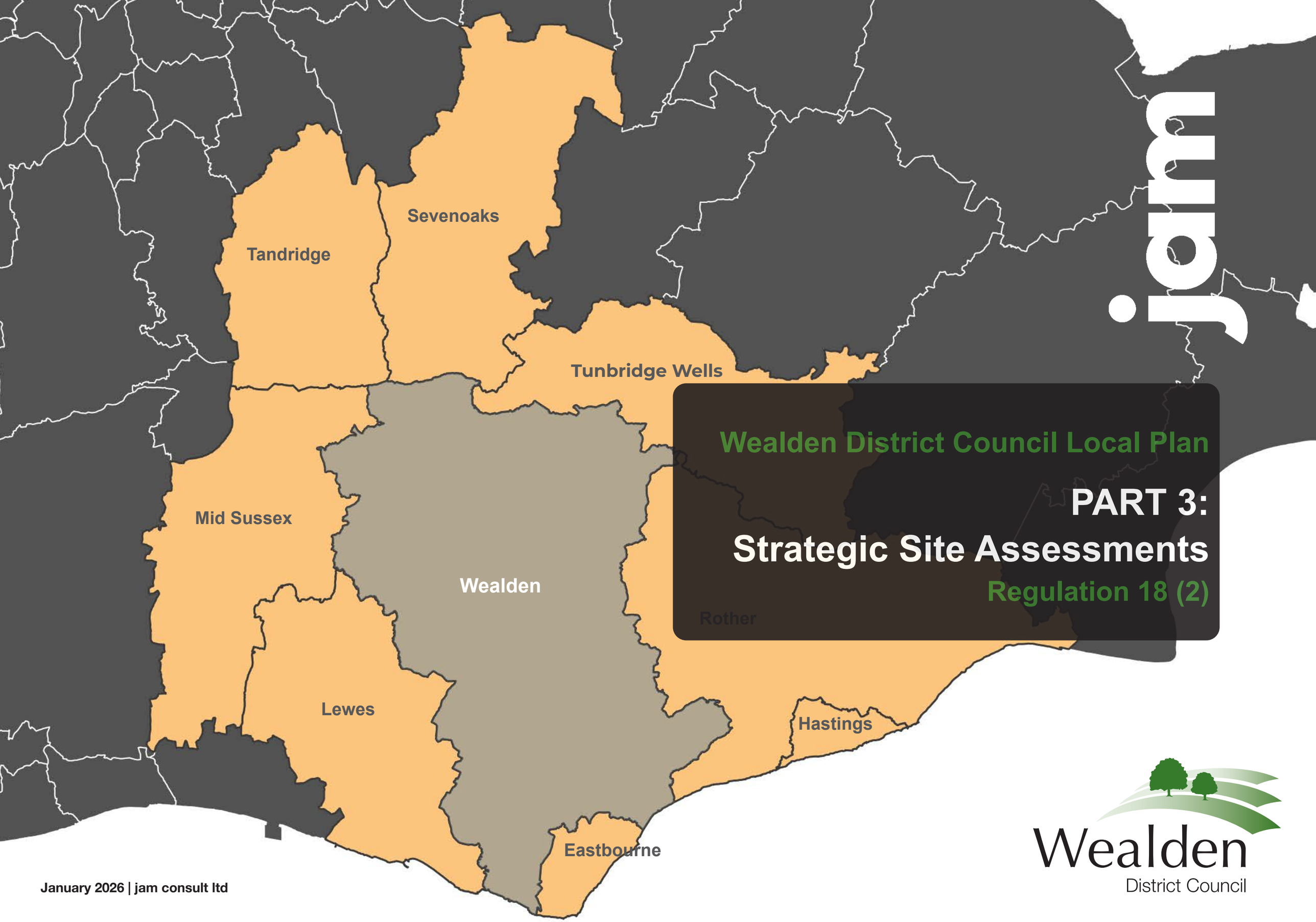


jam

Wealden District Council Local Plan

PART 3: Strategic Site Assessments

Regulation 18 (2)

Wealden District Council

January 2026 | jam consult ltd

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This report has been prepared using the evidence base provided by Wealden District Council. The conclusions and recommendations contained in this SA Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by Jam Consult Ltd has not been independently verified, unless otherwise stated in the Report. The work described in this Report was undertaken between May 2025 – January 2026 and is based on the information made available during this period. The scope of this report and the services are accordingly factually limited by the timescale available. It is recognised that further information may become available after this report has been published, which may need to be considered in any further work undertaken.

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STRATEGIC SITE ASSESSMENTS: SUMMARY OF RESULTS

PARISH		SETTLEMENT	REF. NO.	ADDRESS	DEVELOPERS' PROPOSALS	DEVELOPER / (AGENT)	REPS.	SA REG. 18(1)	SELECT / REJECT	SA REG. 18 (2)
01	**Arlington**	Hailsham	**825/1310**	**Land to north-west of Hempstead Lane**	1,500 homes in plan period (**Total 2,500**); 1 Primary School; New Community Facilities	Grosvenor	Y - Disagree	Y	**Reject**	**Possible**
02	**Crowborough**	Crowborough	**1026/1110**	**Land at Beechenwood Farm**	120-150 dwellings; 1.79 ha green infra. & SANGS	Greymoor Homes	-	Y	**Reject**	**Possible**
03	**East Hoathly W/ Halland**	East Hoathly	**996/1950**	**Hesmonds Stud (Info refers to 154/1950, 773/1950, 985/1950)**	925 homes in plan period (**Total 3,000**); 23,500 sqm emp.; 1 new primary / nursery provision; new secondary provision	Hesmond Studs (Parker Dann)	Y – different sites	Y	**Reject**	**Reject**
04	**East Hoathly W/ Halland**	East Hoathly	**1235/1950**	**Land at Laughton Park Farm (NEW)**	925 homes in plan period (**Total 4,000**); 30,000 sqm employment; 2 primary schools; new community centre		Y -	N	-	**Possible**
05	**Framfield**	Uckfield	**127/1410**	**Land at Birds in Eye (North), Bird in Eye Hill**	240 homes; 1,000 sqm employment	Martin Grant Homes (Turley)	Y- Disagree	Y	**Reject**	**Select**
06	**Framfield**	Uckfield	**400/1410**	**Land at High Cross Farm, Eastbourne Rd**	450 homes	Thakeham	-	Y	**Reject**	**Possible**
07	**Framfield**	Uckfield	**725/1410**	**Land at Hempstead Lane (NEW)**	300 homes; 1 2FE Primary school, Community Hub	Martin Grant Homes/Harcourt Developments (Turley)	Y -	N	-	**Possible**
08	**Frant**	Tunbridge Wells	**729/1610**	**Land at Ramslye Farm (Spartsbrook Farm)**	700 homes; Community facilities	Dandara (Stantec)	-	Y	**Reject**	**Possible**
09	**Frant**	Tunbridge Wells	**979/1610**	**Pinewood Farm, Frant Road**	690 homes	(Savills)	-	Y	**Select**	**Select**
10	**Frant**	Tunbridge Wells	**755/1610**	**Tunbridge Wells Rugby Club & Chase Farm**	105 homes	Esquire Developments	-		**Select**	**Select**
11	**Frant**	Tunbridge Wells	**1201/1610**	**Tunbridge Wells Rugby Club & Chase Farm**	240 homes; Redevelopment of Sports Pavilion / facilities	Esquire Developments	-		**Reject**	**Select**
12	**Hailsham**	Hailsham	**1115/1310**	**Land east of A22, Hailsham**	1,000 homes; 16,750 sqm employment	Polegate Land	-	Y	**Rej** **Sel**	**Possible**
13	**Horam**	Horam	**875/3030**	**Coxlow Farm, Horam Road**	750 homes; 4,000 sqm emp.; 1,500 Community floorspace; 1 2FE Primary school; Community Hub; Country Park	Gladman Developments	Y -	Y	**Select**	**Select**
14	**Maresfield**	Maresfield	**980/3120**	**Ashdown Business Park Extension**	Employment (60,000 sqm)	Summerthorne Estates (MJB Architecture)	Y -	Y	**Reject**	**Possible**
15	**Polegate**	Polegate	**1069/1510**	**Polegate West**	1,075 homes (**Total 1,500**)	Taylor Wimpey (Turley)	Y -	Y	**Reject**	**Reject**
16	**Polegate**	Polegate	**204/1510**	**Polegate West**	230 homes	Taylor Wimpey (Turley)	Y -	Y	**Reject**	**Reject**
17	**Polegate**	Polegate	**896/1510**	**Land at North Polegate, A22**	Employment (87,000 sqm)	Formula Land (Framptons)	-	Y	**Reject**	**Select**
18	**Uckfield**	Little Horsted	**1061/1410**	**Owlsbury**	1,525 homes in plan period (**Total 1,700**); 60 ha SANGS; emp. / community space; 1 2FE Primary School / nursery provision	Fairfax Properties (Enplan)	Y -	Y	**Reject**	**Select**
19	**Uckfield**	Ringles Cross	**1007/1410**	**Land at White House Farm, London Rd**	240 homes	-	-	Y	**Select**	**Select**
20	**Uckfield**	Uckfield	**1232/1410**	**Hempstead Farm, Uckfield (NEW)**	200 homes; retirement care facility; improved sports provision	Hempstead Farm (DHA Planning)	Y -	N	-	**Possible**
21	**Westham**	Westham	**1099/3360**	**Land at Peelings Lane, Westham**	240 homes	Bellway (DHA Planning)	Y – Other disagree	Y	**Select**	**Select**
22	**Westham**	Stone Cross	**1132/3280**	**Sharnfold Farm, Hailsham Rd, Stone Cross**	400 homes; 500 sqm open space / play space	(Ridge)	-	Y	**Select**	**Select**

STRATEGIC SITE ASSESSMENTS: SUMMARY OF RESULTS

STRATEGIC SITES SUMMARY

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills	18(1)	18(2)
Sustainability Objectives																							
ARLINGTON																							
825/1310	Land to north-west of Hempstead Lane																					R	P
CROWBOROUGH																							
1026/1110	Land at Beechenwood Farm																					R	P
EAST HOATHLY WITH HALLAND																							
996/1950	Hesmonds Stud																					R	R
1235/1950	Land at Laughton Park Farm (NEW)																					-	P
FRAMFIELD																							
127/1410	Land at Birds in Eye (North), Bird in Eye Hill																					R	S
400/1410	Land at High Cross Farm, Eastbourne Rd																					R	P
725/1410	Land at Hempstead Lane (NEW)																					-	P
FRANT																							
729/1610	Land at Ramslye Farm (Spartsbrook Farm)																					R	P
979/1610	Pinewood Farm, Frant Road																					S	S
755/1610	Tunbridge Wells Rugby Club & Chase Farm																					S	S
1201/1610	Tunbridge Wells Rugby Club & Chase Farm																					R	S
HAILSHAM																							
1115/1310	Land east of A22, Hailsham																					R S	P
HORAM																							
875/3030	Coxlow Farm, Horam Road																					S	S
MARESFIELD																							
980/3120	Ashdown Business Park Extension (EMP - Maresfield)																					R	P
POLEGATE																							
1069/1510	Polegate West																					R	R
204/1510	Polegate West																					R	R
896/1510	Land at North Polegate, A22 (EMP)																					R	S
UCKFIELD																							
1061/1410	Owlsbury (Little Horsted)																					R	S
1007/1410	Land at White House Farm, London Rd																					S	S
1232/1410	Hempstead Farm, Uckfield (NEW)																					-	P
WESTHAM / STONE CROSS																							
1099/3360	Land at Peelings Lane, Westham																					S	S
1132/3280	Sharnfield Farm, Hailsham Rd, Stone Cross																					S	S

STRATEGIC SITE ASSESSMENTS

ARLINGTON


825/1310
A22
A267
A271
B2104
B2404
A295
KEY
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Listed Buildings
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
0.5
1 km

ARLINGTON

ARLINGTON

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	SA Reg 18(1) Results																				
825/1310	Land to the north-west of Hempstead Lane																				

COMMENTARY	
Site (825/1310)	148.24ha greenfield site / agricultural land (unclassified) at North West Hailsham. The site is currently detached from Hailsham, and it's local facilities and amenities, by the A22 dual carriageway. The smaller settlements of Upper and Lower Dicker lie to the north and west of the site, which have limited facilities. The site is not near a railway station.
Parish / Settlement	Arlington / Hailsham (Type 1 - Town)
Development Proposal	c. 2,500 net dwellings (approx. 1,500 in Plan period) to create new 20 minute neighbourhood to the west of the A22 and Hailsham including wetland habitat, new and enhanced walking and cycling infrastructure, new community infrastructure and education infrastructure. There is one landowner.
Summary of Assessment	• The proposals seek to deliver attractive and publicly accessible green space on more than 45% of the site, through the provision of a new wetland park together whilst retaining and enhancing trees and hedgerows and exceeding 20% BNG. • 1,500 homes are expected to be delivered within the plan period and will include a mix of type and tenure in line with the local housing needs assessment. • The majority of the site is in Flood Zone 1, where the residential development will be located. • Some uncertainty remains on the social and economic impacts of the proposals and further details will be needed. • The site is detached from the local facilities, amenities and public transport of Hailsham as a result of the A22 dual carriageway and is not near a railway station. A 20 minute neighbourhood is proposed and new/enhanced walking/cycling infrastructure including 3 new bridges to cross the Cuckmere River and new vehicular access junction along A22. Significant infrastructure will therefore be needed, which will take time to deliver. Further information will be needed to establish the cost and viability of the proposed transport infrastructure and the timing of delivery, to ensure that early phases are not established without suitable sustainable transport measures. • Further information will be required from the Transport Modelling to determine if the transport implications of the proposals can be addressed, particularly in relation to the Boship roundabout, one of the busiest junctions in the District. • The proposals will result in light pollution in a 'darker sky area and could result in an increase in air pollution during construction, although this is likely to be temporary. • Landscape Sensitivity Assessment 2023 identifies the site as moderate to high sensitivity to development with the south of the site more sensitive to development owing to woodland and hedgerows. Scale of development likely to be visible in views to / from the SD National Park, particularly from more elevated parts of the site. Mitigation measures will need to be identified. • The proposal would conform with the Spatial Strategy as it provides a significant extension to Hailsham, the largest town in the District, although it is recognised there is no railway station.
Mitigation Measures	• Climate - Net Zero and EPC at B,C & above to ensure energy efficiency; local food production through community gardens, orchards and allotments • Waste & Materials - Circular Economy principles • Biodiversity/Flood Risk - New public wetland and extensive SuDS • Landscape character - development density and intensity to be restricted from more visible locations on the higher topography; maintaining an open natural character along the river plain; minimising the use of light and reflective building materials; community gardens and allotments; retaining woodland areas; and establishing substantial new areas of native planting. • Transport - 20 minute neighbourhood with new and enhanced walking/pedestrian infrastructure; New bridges and vehicular access junction – Further information required to determine if the transport issues can be suitably mitigated.
Cumulative Impacts	There are no other significant residential proposals in the vicinity which are likely to influence the cumulative impacts of the development. A draft allocation of 40,000 sqm employment land is proposed at Knights Farm, SHELAA Site 1039/1310.
Selection / Rejection	**POSSIBLE**

ARLINGTON

IMPACTS	
Major Positive Impacts	
Housing	The proposals indicate c.1500 to be delivered in plan period (Total 2,500 homes), which will make a major contribution to housing need and provide for future need beyond the Plan period. A mix of types and tenure is proposed in line with Local Housing Needs Assessment including affordable housing; homes for older and disabled persons; and custom build opportunities.
Green & Blue Infrastructure	Proposals seek to deliver attractive and publicly accessible green space on more than 45% of the site, through provision of a new wetland park together with retaining and enhancing trees and hedgerows within the site (80%) and a network of new routes
Biodiversity	River Cuckmere Habitat Link Biodiversity Opportunity Area (BOA) runs through the centre of the site and along the southern boundary. There are also 2 pockets of ancient woodland. Scheme proposes to exceed the 20% BNG, protect existing woodland with the provision of new buffer planting zones and ensuring no net loss of trees but where existing trees do have to be removed (e.g. vehicular access), replacing these three-fold
Minor Positive Impacts	
Water Resources	Measures proposed to improve quality of River Cuckmere, all residential development proposed to achieve less than 90 litres/p/d above the policy requirement of 110 litres p/day.
Soil, Land & Minerals	Greenfield/agricultural land (unclassified). Development not to be located on grade 2 or 3a land. Best practice in construction to be promoted to prevent soil disturbance, compaction or erosion.
Digital Infrastructure	Developer committed to the provision of fibre to the properties across the site and delivery of high-speed internet for all buildings across the site.
Economy & Employment	Proposals seek to maximise opportunities to link/connect to existing settlements, as well as existing and future employment hubs at Diplocks Way and Knights Farm, whilst creating employment within the site to complement the existing employment offer. Opportunities include spaces for 'maker/start-up' uses and a co-working hub within the neighbourhood. Details of the type/no. of jobs within the site in both construction and operation have not yet been set out but are likely to have a positive impact.
Uncertain Impacts	
Climate Change Adaptation	Site vulnerable to surface water flooding and overheating of buildings. River Cuckmere flood zones (2 & 3) bisect the site and extend into large parts of the centre of the site, however, the majority of the site is within Flood Zone 1. EV charging to be provided. Details of utility provision and renewable energy not yet provided.
Flood Risk	Majority of site within Flood Zone 1, areas around the River Cuckmere within Flood Zone 2 and 3a. Residential development will only be in Flood Zone 1. Some surface water flood risk within the site, which broadly overlaps with the areas at risk of fluvial flooding. New public wetland park and extensive SUDS proposed to mitigate flood risk within the site. A sequential approach to the location of development on site proposed to be taken to direct development first to the areas of the site not at risk of flooding. Over 22% of the site is affected by groundwater flood risk in the southern part of the site, either side of the River Uck, and extending into the central area of the site in the western part, and along the A22 to the north. Further investigation will be needed in relation to groundwater flooding.
Historic & Cultural Heritage	There are listed buildings near to the site along Coldharbour Road and Hempstead Lane, which could be adversely affected by the development but could be addressed through suitable mitigation measures.
Health & Wellbeing	Currently a lack of healthcare capacity locally, additional healthcare provision to be provided. Uncertain what facilities will be provided as part of the proposal. Proposals include new recreation, sports and play facilities to be provided across the site.
Quality of Life & Place	Proposes the creation of a safe, attractive & socially integrated place. Developer proposes to provide a guardian role through the production of design codes and selection of delivery partners to ensure high quality, durable and attractive homes. Potential negative impacts during construction for existing residents and changes to landscape
Social Inclusion	A wide range of housing types, community spaces and infrastructure to address social inclusion is proposed including a 'Neighbourhood Heart' which could include new community, education, health & recreation facilities. A Stewardship and Governance strategy for future long term maintenance and community involvement also proposed. The impact will be dependent upon implementation.
Town & Village Centres	The site is currently detached from the local facilities and amenities of Hailsham by the A22 dual carriageway. However, the proposal seeks to create a new community and neighbourhood with some local provision of facilities as well as sustainable connections to the wider area and other settlements i.e. Hailsham (Type 1 settlement) and Polegate (Type 2 development) although will be reliant on the transport issues being resolved.
Education & Skills	Potential to improve skills and training through local job creation/apprenticeships during construction. The proposals make a strong commitment to supporting local skills and training to include developing skills and local employment training programmes during development and occupation, working with the higher education sector to understand their needs and links to existing local employment hubs at Diplocks Way and Knights Farm. There is currently capacity in the local schools but the proposals include a commitment to provide a new primary school to cater for additional need. The proposals also include the potential for a new Nature Centre.

ARLINGTON

IMPACTS	
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation. Net zero development proposed to mitigate impact and provide resilient low impact place.
Waste & Materials	Waste will increase because of development. Circular economy principles proposed as mitigation but will depend upon implementation
Pollution	Development will result in light pollution in 'darker sky' area. Appropriate lighting will be used to minimise light pollution. Significant concerns remain over highways capacity and the potential for an increase in traffic as a result of the scale of the development to contribute negatively to air pollution. The transport modelling information will need to be reviewed.
Landscape & Townscape	Landscape Sensitivity Assessment 2023 - moderate to high sensitivity to development with the south of the site more sensitive to development owing to woodland and hedgerows. Scale of development likely to be visible in views to / from the SD National Park. Careful consideration to be given to the location, form, scale and massing of built development, the location of open spaces, and new strategic planting, amongst other measures to minimise effects on the wider landscape and views.
Transport & Accessibility	Site is detached from the local facilities, amenities and public transport of Hailsham by the A22 dual carriageway and is not near a railway station. Proposals are for a 20 minute neighbourhood with new/ enhanced walking/cycling infrastructure including 3 new bridges to cross the Cuckmere River and new vehicular access junction along A22. Enhanced local transport services are proposed through a new Express Service between the site, Polegate Station and Eastbourne and Local bus services to Hailsham. Mobility hubs will be provided within the development to encourage sustainable modes of transport. Significant infrastructure will be needed, which will take time to deliver. Further information will be needed to establish the cost and viability of the proposed transport infrastructure and the timing of delivery, to ensure that early phases are not established without suitable sustainable transport measures. Further information will also be required from the Transport Modelling to determine if the transport implications of the proposals can be addressed, particularly in relation to the Boship roundabout, one of the busiest junctions in the District.
Major Negative	None

CROWBOROUGH

1026/1110

A26
B2157
B2100

KEY

- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Listed Buildings
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 0.25 0.5 km

CROWBOROUGH

CROWBOROUGH

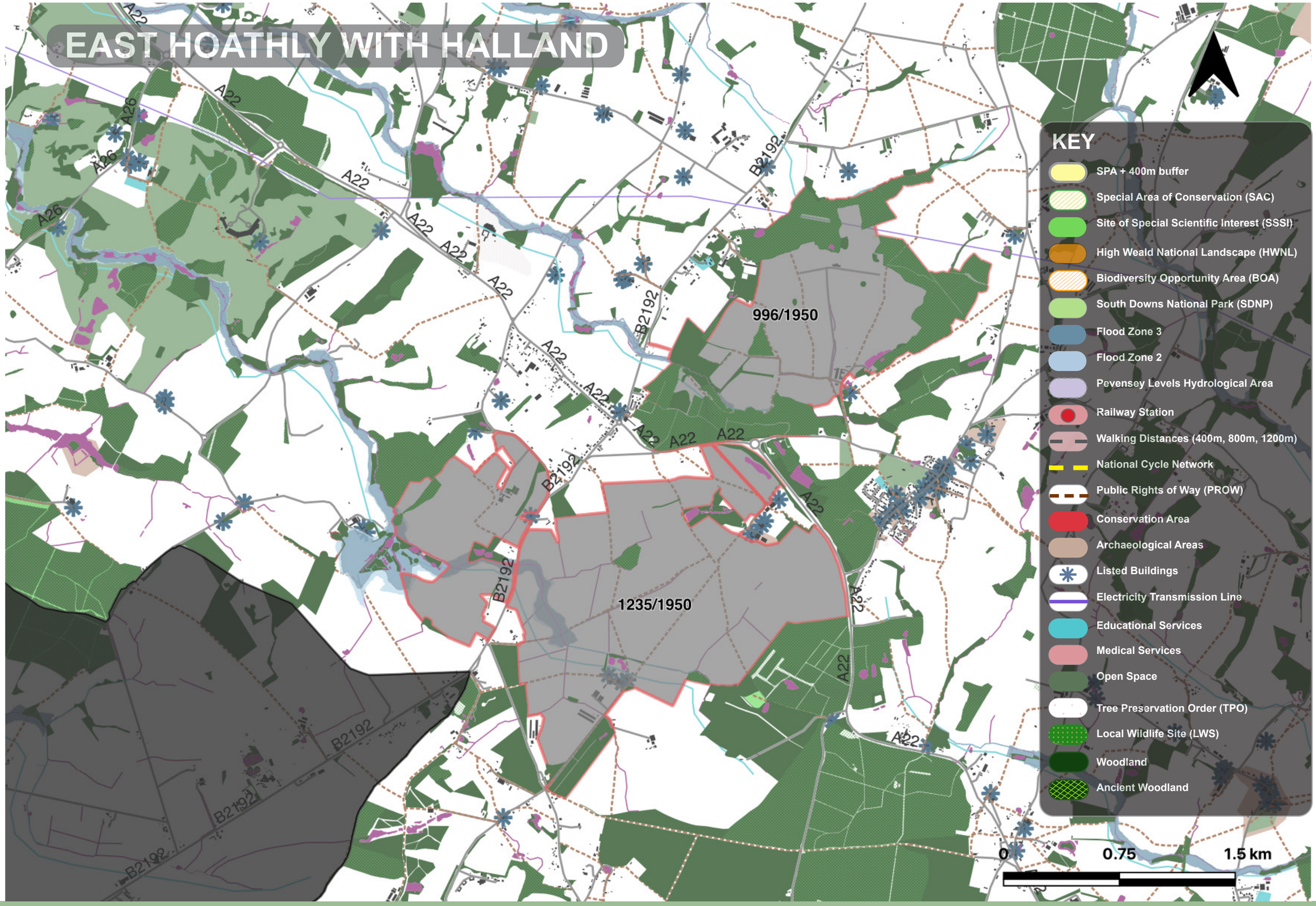
Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	SA Reg 18(1) Results																				
1026/1110	Land at Beechenwood Farm																				

COMMENTARY	
Site (1026/1110)	6.96 ha site part brownfield / part greenfield / agricultural (not classified) within the 7km buffer zone of the Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA),and within the High Weald National Landscape (HWNL).
Parish / Settlement	Crowborough / Crowborough (Type 1 - Town)
Development Proposal	120-150 (net) dwellings, 1.79ha of green infrastructure and a potential Suitable Alternative Natural Green Space (SANGS) on site. There is one landowner.
Summary of Assessment	• Development would make positive contribution to District's housing need, which has substantially increased since Reg 18 (1) and has resulted in the site being reconsidered as an option • 46 affordable and 5% custom build will be provided with older person accommodation according to need. Development proposed to commence 2026/2027 at c.60 dpa. • The site is in Flood Zone 1 with no surface water flood risk or groundwater concerns • The site is within the 7km buffer zone of the Ashdown Forest Special Protection Area (SPA), which requires mitigation measures such as SANGS to be provided. Beecham Wood Ancient Woodland lies adjacent to north-eastern boundary of site and will require a buffer. • 1.79ha of green infrastructure proposed which will have a positive impact but further details are needed. • Site has good pedestrian links and is within walking distance to High Street. Site lies 3.4km to the north of Crowborough Railway Station which is a 5 - 10 minute bus ride. • The area is of moderate to high landscape sensitivity to residential development due to its location within the High Weald National Landscape, the elevated position of the site within the landscape and the wooded backdrop it provides to Crowborough's settlement edge, which are all evident from this site. The land drops steeply from Pleasant View Road northwards and therefore any development would be relatively exposed to longer distance views. It is unclear if mitigation would be possible given the site's prominent position and topography and will need to be reviewed following the Landscape Character Assessment. • The proposal would conform with the Spatial Strategy as it provides a significant development on the edge of a Type 1 settlement, close to a railway station.
Mitigation Measures	• Further information need on development proposals • Mitigation measures are considered possible such as SANGS and SAMMS but further details would need to be identified.
Cumulative Impacts	There are no other significant residential proposals in the vicinity which are likely to influence the cumulative impacts of the development.
Selection / Rejection	**POSSIBLE**

CROWBOROUGH

IMPACTS	
Major Positive Impacts	
Flood Risk	The site lies within Flood Zone 1. No surface water flooding risk. Site not at risk of ground water flooding.
Housing	Development would make positive contribution to District's housing need, which has substantially increased since Reg 18(1) and has resulted in the site being reconsidered as an option. 131 dwellings proposed with 46 affordable and 5% custom build. Older person accommodation would be provided according to need. Development proposed to commence 2026/2027 at c.60 dpa
Minor Positive Impacts	
Pollution	Possible minor negative impacts in the short term during construction. Site in a 'bright' area regarding light pollution and not in an area of air pollution.
Green & Blue Infrastructure	Proposal seeks to provide 1.79ha of green infrastructure, which will have a positive effect but lacks detail on the type of provision.
Biodiversity	Site is within the 7km buffer zone of the Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA), which requires SANGS/SAMMS to be provided. Beecham Wood Ancient Woodland lies adjacent to north-eastern boundary of site and will require a buffer. No biodiversity site or BOAs within proximity of site. Ancient woodland located at northern eastern boundary and within that group is TPO TM/134/88/WYM. 1.79ha of proposed green infrastructure will have positive impact.
Transport & Accessibility	Site has good pedestrian links and is within walking distance to High Street. Site lies 3.4km to the north of Crowborough Railway Station which is a 5 - 10 minute bus ride. The site is adjacent to bus stops but the route does not provide a frequent service to the High St. The site complies with Spatial Strategy for the District, located on the edge of a sustainable settlement and within close proximity to sustainable transport.
Health & Wellbeing	Saxonbury House Medical Group is approx. a mile from the site and can reached by bus. There is currently GP capacity but this would need to be checked in relation to the proposal. Wealden Open Space Study 2022 has identified a deficit in amenity greenspace and play provision. The provision of a SANG would provide recreational opportunities.
Town & Village Centres	The site is in close proximity to the existing services and facilities and due to the scale of the proposals is likely to have a positive impact.
Education & Skills	A nursery is five minutes' walk from the site with primary and secondary schools available in Crowborough. Capacity currently considered adequate. Consideration is also being given to additional special needs provision at Grove Park School in Crowborough.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk. Specific mitigation measures need to be identified.
Water Resources	Development of this site will significantly increase the demand for water consumption and wastewater treatment. Mitigation measures considered possible but need to be identified
Soil, Land & Minerals	Partly agricultural land but not classified. Not safeguarded for waste or minerals. Part greenfield, part brownfield. No known contamination. Development could lead to increased soil compaction as well as the release of CO_2 emissions. Mitigation measures possible but need to be identified.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Quality of Life & Place	Will be dependent on development proposals and implementation.
Social Inclusion	Details of the facilities and mix of development have not been provided.
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation. Mitigation measures will need to be identified.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified.
Major Negative	
Landscape & Townscape	Site lies outside the development boundary of the settlement. Site within the Crowborough North assessment unit of the 2023 Landscape Sensitivity Assessment, which states this area is of moderate to high landscape sensitivity to residential development due to its location within the High Weald National Landscape, the elevated position of the site within the landscape and the wooded backdrop it provides to Crowborough's settlement edge, which are all evident for this site. The land drops steeply from Pleasant View Road northwards and therefore any development would be relatively exposed to longer distance views. It is unclear if mitigation would be possible given the site's prominent position and topography and will need to be reviewed following the Landscape Character Assessment.
No Significant Impacts	Historic Environment; Economy & Employment

EAST HOATHLY WITH HALLAND



EAST HOATHLY WITH HALLAND

EAST HOATHLY WITH HALLAND		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	**Address**																				
REJECT	**SA Reg 18(1) Results**																				
996/1950	**Hesmonds Stud (Mixed Use)**																				

COMMENTARY	
Site	192.7ha site in agricultural/ equestrian use.
Parish / Settlement	East Hoathly with Halland / East Hoathly (Type 4 – Secondary Village)
Development Proposal	Up to 3000 (net) dwellings, inclusive of 35% affordable housing and 23,500 of employment use such as working farm shops and studios and workshops, a school and leisure facilities. Proposals include a public community zone, outdoor classroom, playing fields, educational facilities and allotments. Existing landscape features, watercourses and lakes will be protected and enhanced including the provision of woodland trails and the planting of native and plant species. There is one landowner.
Summary of Assessment	• The proposals include the provision of up to a total of 3000 dwellings, including 35% affordable housing and a mix of types and tenures which would make a positive contribution to the District's housing need. • East Hoathly primary school is walking distance from the site, which includes nursery provision. The primary school does not have capacity to expand. A new three form entry primary school with nursery provision will be required on site and a one form entry expansion would be required at Kings Academy in Ringmer, subject to a feasibility study to deem if the expansion is possible. The nearest secondary school in Uckfield is accessible by bus. • The existing bus services offers a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities and the Uckfield Railway Station, 5km away, however, enhancements to the pedestrian/cycle network and new bus stops will be needed to reduce reliance upon the private car. A 20 minute neighbourhood is proposed. The development would also require an upgraded vehicular access from the B2192 to the west or the A22 to the south. The proposed access to the south would require the removal of priority habitat ancient woodland, which would have a significant impact upon the achievability of the site [NPPF para 193(c)]. • Development will result in significant light pollution in a 'darker sky' area with short to medium term impacts likely for air pollution during construction. The site is likely to be impacted by the noise generated from the A22 to the south, which would require mitigation. • The proposals would require the removal of ancient woodland within the southern part of the site to allow for the creation of a suitable vehicular access to serve the quantum of development envisioned on the site, mitigation is not considered possible. • The site is a significant size, located between East Hoathly and Halland, which will dwarf the existing linear settlements of Halland and East Hoathly, and result in a significant change to the character of the area. • The 2023 Landscape Sensitivity Assessment states that the site has a 'moderate-high sensitivity' to small scale residential development and 'high sensitivity' to medium scale residential and commercial/ industrial development. The scale of development would have a significantly detrimental impact upon the landscape. • East Hoathly is classed as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development, however the quantum of development in this location is questionable and therefore its conformity with the Spatial Strategy.
Mitigation Measures	• Green and blue infrastructure will be protected and enhanced as part of any development and proposals seek to deliver attractive and publicly accessible green space on site, including the creation of allotments, woodland trails and outdoor learning spaces • The proposals offer some mitigation to minimise the impacts upon the landscape and townscape but cannot resolve the impact of the proposed access arrangement through the ancient woodland or the detrimental impact on the character of the existing settlements. • Further detail needed on potential mitigation measures for the proposals
Cumulative Impacts	Landscape and views, impact on existing settlements. 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. The proposals also need to be considered in the context of another large-scale residential proposal being considered (**SHELAA Site 1235/1950**) and the impact upon the character of the existing settlements and rural area.
Selection / Rejection	**REJECT**

EAST HOATHLY WITH HALLAND

IMPACTS	
Major Positive Impacts	
Housing	The proposals include the provision of up to 3000 dwellings, including 35% affordable housing and a mix of types and tenures which would make a positive contribution to the District's housing need.
Minor Positive Impacts	
Flood Risk	Most of the site is within Flood Zone 1 but south-western parts of site in Zones 2 and 3. Site affected by surface water flood risk at sporadic points but it is likely that this can be mitigated due to the size of the site. A sequential approach to the location of development will be needed to direct development to the areas of the site not at risk of flooding. The site is not at risk of groundwater flooding. Further investigations would be required as part of any development. Proposals indicate that extensive SuDS and watercourse management will be used to manage flood risk and provide biodiversity enhancements within the site.
Health & Wellbeing	The site is close to Uckfield which includes the healthcare facilities of dentist, a hospital and pharmacy. Additional GP capacity will be needed as a result of the development. The site does not fall in an area of open space deficiency. The promoter of the site has indicated that leisure and community facilities could be provided on the site, but specific details have not been submitted. It is likely that additional provision could be provided through S106 contributions given the proposed scale of the development.
Social Inclusion	The proposals include provision for 35% affordable housing as well as community and education facilities which are likely to have a positive impact upon deprivation. Further details will be needed.
Town & Village Centres	The proposals include provision for local retail space but further detail on the amount and type of space is needed. The site is likely to secure the long-term future of the service and amenities located within East Hoathly as well as providing additional services and amenities for residents.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk and overheating. Specific mitigation measures need to be identified.
Water Resources	Development will increase the demand for water consumption and wastewater treatment. A watercourse runs east to west through the southern part of the site and there could be the potential for development to result in the pollution of this watercourse through diffuse pollution and surface water runoff. Mitigation will need to be identified.
Soil, Land & Minerals	Site is a mixed use site, primarily in use for equestrian facilities. It is not classified for agricultural land or safeguarded for waste or minerals. No known contamination. Disturbance of soil from development could lead to increased soil compaction as well as the release of CO2 emissions. Mitigation measures possible but need to be identified.
Historic Environment	A Listed Building (Whyly) is located to the east of the site and its setting could potentially be impacted by development. Further investigation regarding the impact would be needed.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Quality of Life & Place	Will be dependent on development proposals and implementation.
Economy & Employment	23,500 sqm of employment use could be provided on site. Further information needed on number/type of jobs that could be created.
Education & Skills	East Hoathly primary school is walking distance from the site, which includes nursery provision. The nearest secondary school is in Uckfield which is accessible by bus. The primary school does not have capacity to expand. A new three form entry primary school with nursery provision will be required on site and a one form entry expansion would be required at Kings Academy in Ringmer, subject to a feasibility study to deem if the expansion is possible. The proposals have indicated that educational facilities could be provided on-site to support the quantum of growth within this location.
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation. Mitigation measures will need to be identified.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified.
Pollution	Development will result in significant light pollution in a 'darker sky' area. Short to medium term impacts are likely for air pollution during construction. The site is likely to be impacted by the noise generated from the A22 to the south and this would require mitigation. The development will result in a significant number of additional cars on the road, despite the sites public transport options and close proximity to East Hoathly, which is likely to result in an increase in pollution from traffic emissions. Mitigation measures would need to be identified.
Transport & Accessibility	East Hoathly is classed as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development. The existing bus services within the settlements offer a frequent and sustainable mode of transport for people to access higher order settlements with more services and facilities and the Uckfield Railway Station, 5km away. A 20 minute neighbourhood is proposed. Enhancements to the pedestrian/cycle network and new bus stops would be needed to reduce reliance on the private car. The development would also require an upgraded vehicular access from the B2192 to the west or the A22 to the south. The access to the south would require the removal of priority habitat / ancient woodland, which would have a significant impact upon the achievability of the site.

EAST HOATHLY WITH HALLAND

IMPACTS	
Major Negative	
Green & Blue Infrastructure	The proposals indicate that green and blue infrastructure will be protected and enhanced and are seeking to deliver attractive and publicly accessible green space on site, including the creation of allotments, woodland trails and outdoor learning spaces. Extensive trees and hedgerows are present along the site and field boundaries, as well as significant parcels of ancient woodland, which are classified as deciduous woodland priority habitats with some trees protected by group TPOs. These features provide excellent stepping stones and wildlife corridors to the countryside that surrounds the site to the south and west. However, the proposals would require the removal of ancient woodland within the southern part of the site to allow for the creation of a suitable vehicular access to serve the development, which cannot be mitigated.
Biodiversity	The site is likely to have significant biodiversity value given its size and the number of trees, hedges and woodland. Whilst the proposals are seeking to enhance and protect biodiversity on site and will need to meet 20% BNG, the proposals will require the removal of priority habitat and mitigation is not possible.
Landscape & Townscape	The site is a significant size, located between East Hoathly and Halland, and will dwarf the existing settlements, resulting in a significant change to the character of the area. The 2023 Landscape Sensitivity Assessment states that the site has a moderate-high sensitivity to small scale residential development and high sensitivity to medium scale residential and commercial/industrial development. The scale of development would have a significantly detrimental impact upon the landscape. The proposals offer some mitigation to minimise the impacts upon the landscape and townscape but cannot resolve the impact upon the existing settlements.
No Significant Impacts	None

EAST HOATHLY WITH HALLAND

EAST HOATHLY WITH HALLAND		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	**Address**																				
-	**SA Reg 18(1) Results (NOT ASSESSED)**																				
1235/1950	**Land at Laughton Park Farm (NEW)**																				

COMMENTARY	
Site	324 Ha greenfield / agricultural land (Grades 3 & 4). Extensive site to the west of East Hoathly and to the southeast of Halland. The A22 runs along the eastern boundary of the site and the B2192 to the west, which divides the site area. The site is divided into two areas separated by the B2192. The main parcel (A) to the east measures approx 257ha and a smaller parcel (B) to the west is approx. 67ha. The site is in single ownership.
Parish / Settlement	East Hoathly with Halland / East Hoathly (Type 4 – Secondary Village)
Development Proposal	c.4,000 home Oakleigh Garden Community with a new local centre including; a secondary school; 2 primary schools, healthcare and sports facilities and 7-10ha of office, mixed use B2 and B8 uses.
Summary of Assessment	• c. 4000 homes are proposed of a range of types and sizes, including 35% neutral tenure affordable housing as well as two to three large care homes / villages. • New education facilities will be needed to serve the development and the proposals include the provision of 1 Secondary and 2 Primary Schools including opportunities for improved Special Educational Needs (SEN) education. • A new community centre that will deliver shops, dentist, a GP surgery, restaurant/pub/takeaway and a community meeting space is proposed, which will remove the need for people to travel to Uckfield for key services. There would be a need to secure these services early in the delivery of the development. A sports hub that will provide outdoor cricket, rugby, football and tennis facilities as well as buildings that would accommodate changing rooms, gym and other complementary uses is also proposed. • A Green Infrastructure Network of new parkland seeks to reintroduce the character of the area with trees and hedgerows protected and managed where possible to retain the existing network. Proposals include the restoration of grassland habitats and the potential to enhance woodland planting to development edges enabling better connectivity with the wider landscape. • Buffers will be provided to neighbouring and ancient woodland and at least 20% BNG is proposed. • The 2023 Landscape Sensitivity Assessment identifies the area as one with moderate to higher sensitivity to two storey residential development, with a higher sensitivity to commercial/industrial type development. Development of the site would extend the built form into a rural and tranquil area and the scale of the proposals will significantly change the character of the existing settlements of East Hoathly and Halland. The site is located within the Low Weald landscape with wide ranging views towards the South Downs National Park, although there are no landscape designations within or adjacent to the site. The land is more elevated to the north of the site. The extent of the development would result in a significant change to the landscape. Further consideration of the impacts will be needed following the update to the Landscape Character Assessment. • New vehicular access points are proposed but will require careful consideration in relation to impacts on highway capacity on the A22. Transport modelling will also be required. The site is not served by a railway station but is served by a bus route close to the site. A site of this scale and nature would be required to deliver a level of housing that would provide services and facilities to internalise trips to reduce car usage and / or provide sustainable transport solutions to link with other services, facilities and employment opportunities elsewhere to reduce reliance upon the car. • East Hoathly is classed as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development, however the quantum of development in this isolated location is questionable and therefore its conformity with the Spatial Strategy.
Mitigation Measures	• Green and blue infrastructure network with new parkland • Education and community facilities and employment provision • Further detail needed on potential mitigation measures for the proposals
Cumulative Impacts	The proposals also need to be considered in the context of another large-scale residential proposal being considered (**SHELAA Site 996/1950**) and the adverse impact upon the character of the existing settlements and rural area.
Selection / Rejection	**POSSIBLE**

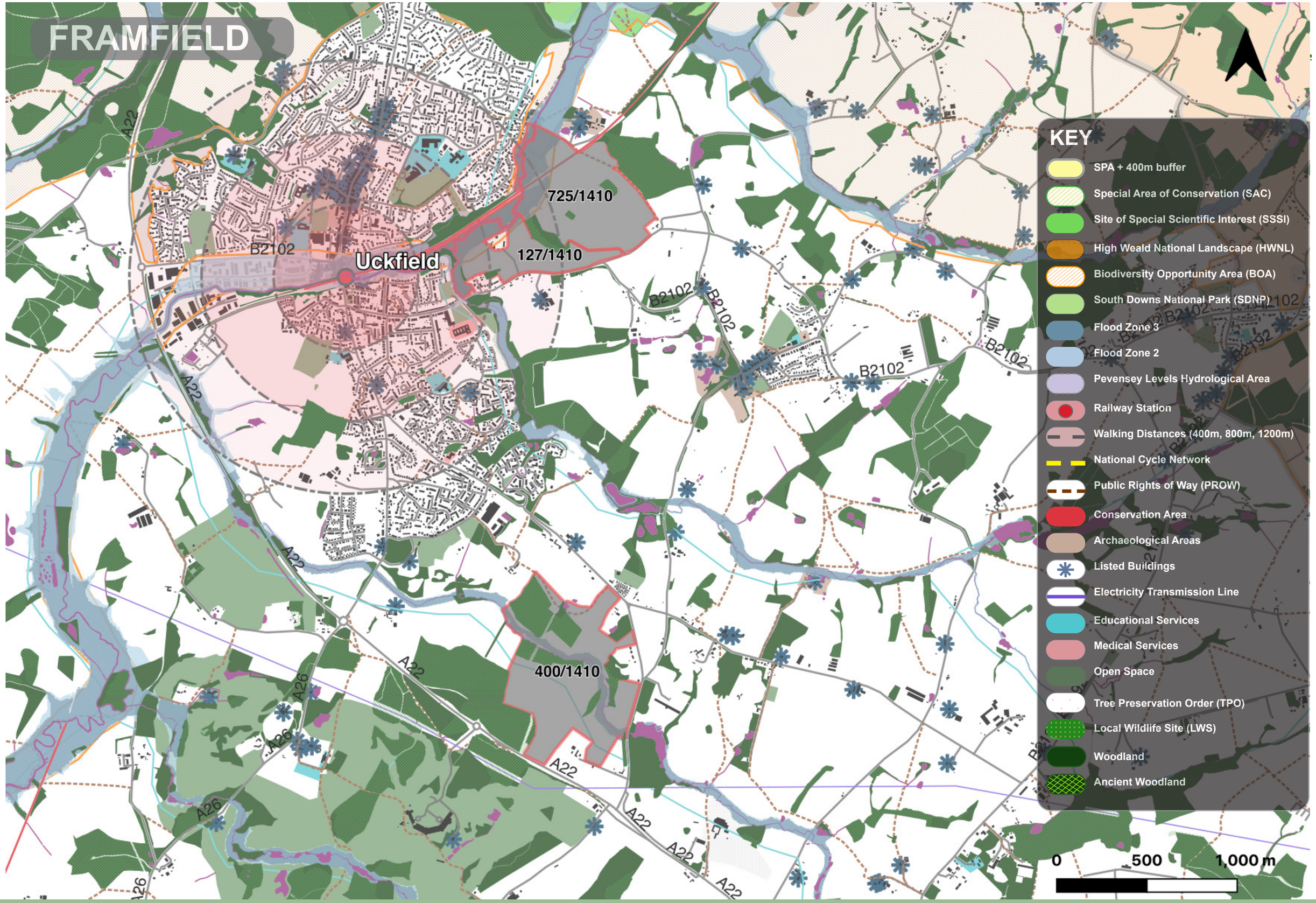
EAST HOATHLY WITH HALLAND

IMPACTS	
Major Positive Impacts	
Housing	Total of c. 4000 homes proposed (c. 925 in Plan period) of a range of types and sizes, including 35% neutral tenure affordable housing as well as two to three large care homes / villages. Densities range from 55 dpa in the town centre to 20dpa in residential villages. The proposals will make a significant contribution to the District's housing need both within the Plan period and for future needs.
Minor Positive Impacts	
Flood Risk	The majority of the site is in Flood Zone 1. The site is affected by fluvial and pluvial flood risk to the west of the site, which includes a flowing water course that crosses the western parcel of the site and continuing in the southern area of the site (Flood Zones 2 & 3). Proposed development has been located outside Flood Zones 2 & 3. In conjunction with pluvial flooding, some small areas of the site are affected by pluvial flooding. A small area is affected by groundwater flooding to the north and will required further investigation. The proposals include provision for sustainable drainage solutions. A detailed FRA will be needed.
Social Inclusion	The proposals include provision for 35% affordable housing as well as community and education facilities, which are likely to have a positive impact upon deprivation. Further details will be needed.
Economy & Employment	A mixed use town centre of 4-5 ha. is proposed at the heart of the development as well as 7-10 ha of office, mixed use, B2 and B8 uses.
Education & Skills	There would be a need for new education facilities to serve the development and the proposals include the provision of 1 Secondary and 2 Primary Schools including opportunities for improved SEN education.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk and overheating of buildings. A solar farm is proposed to the south of the site, which could provide renewable energy for the site. Areas for local food production are also proposed. Further details will be needed.
Water Resources	Development will increase the demand for water consumption and wastewater treatment and will require a new wastewater treatment works.
Soil, Land & Minerals	The site is currently agricultural land (Grades 3 and 4) It is not known if there is any contamination. The site is not safeguarded for waste or minerals. Disturbance of soil from Development could lead to increased soil compaction as well as the release of CO2 emissions. Mitigation measures possible but need to be identified.
Green & Blue Infrastructure	The site is extensive and the proposed development will result in a significant change to the landscape. A Green Infrastructure Network of new parkland seeks to reintroduce the character of the area with trees and hedgerows protected and managed where possible to retain the existing network. Proposals include the restoration of grassland habitats and the potential to enhance woodland planting to development edges enabling better connectivity with the wider landscape. Buffers will be provided to neighbouring woodland.
Biodiversity	There are some small pockets of ancient woodland in the centre and to the south of the site, as well as to the west of the site and adjacent to the eastern boundary which will need suitable buffers put in place. A SSSI (Park Corner Heath) is located to south east of site. The proposals include measures to improve biodiversity, to achieve at least 25% Biodiversity Net Gain as well as opportunities to protect, enhance and extend the SSSI.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Health & Wellbeing	A new community centre that will deliver shops, dentist, a GP surgery, restaurant/pub/takeaway and a community meeting space is proposed, which will remove the need for people to travel to Uckfield for key services. There would be a need to secure these services early in the delivery of the development. A sports hub that will provide outdoor cricket, rugby, football and tennis facilities as well as buildings that would accommodate changing rooms, gym and other complementary uses is also proposed.
Quality of Life & Place	A distinctive and high quality new community around a parkland setting is proposed building on the qualities and character of the local area. The impact will be dependent on the specific development proposals and implementation.
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both construction and operation. Delivery of an exemplar sustainable development in terms of its energy usage and general CO_2 footprint, low carbon and low embodied carbon is proposed. Further details will be needed.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified
Pollution	The development will result in a significant increase in light pollution in a 'darker sky' area. The proposals are likely to result in significant levels of pollution from construction in the short to medium term and an increase in traffic in the longer term. Mitigation measures will need to be identified.
Historic & Cultural Heritage	There are several listed buildings in close proximity to the site , a scheduled monument at Mount Wood to the north and a conservation area running through East Hoathly. The proposals are likely to have a significant impact upon the setting of the heritage assets owing the scale of the development. Mitigation measures will need to be identified.
Town & Village Centres	The scale of the proposals would have a significant impact upon the character of the existing settlements of East Hoathly and Halland. The scale of the proposals would result in a substantial increase in the local population which is currently about c.1,600 people in the Parish, which would add significant pressure on the existing facilities and services.

EAST HOATHLY WITH HALLAND

IMPACTS	
Major Negative	
Landscape & Townscape	The 2023 Landscape Sensitivity Assessment identifies the area as one with moderate to higher sensitivity to two storey residential development, with a higher sensitivity to commercial/industrial type development. Development of the site would extend the built form into a rural and tranquil area and the scale of the proposals will significantly change the character of the existing settlements of East Hoathly and Halland. The site is located within the Low Weald landscape with wide ranging views towards the South Downs National Park, although there are no landscape designations within or adjacent to the site. The land is more elevated to the north of the site. The extent of the development would result in a significant change to the landscape. Further consideration of the impacts will be needed following the update to the Landscape Character Assessment.
Transport & Accessibility	The site is located either side of the B2192 and to the southwest of the A22. New vehicular access points are proposed but will require careful consideration in relation to impacts on highway capacity on the A22. Transport modelling will be required noting the need for a 'vision-led' approach to identify transport solutions that deliver well designed and sustainable places. The site would need to demonstrate that suitable opportunities to create safe and legible access, especially via sustainable travel options is possible, in order to prevent the settlement becoming a car dependent settlement. Connected neighbourhoods promoting walking and cycling trips to local centre facilities including bus and sustainable transport measures (e.g. Car clubs,community hubs and electric bike rental) are proposed. Bus route 54 (linking Eastbourne with Hailsham, East Hoathly, Halland and Uckfield) passes close to the site along the A22 to the east and the proposals suggest re-routing the service through the site. There are multiple public rights of way that pass through the site. There is no railway station near the site. Given the quantum of development proposed and the current lack of sustainable modes of transport the impact is likely to be negative at this stage. A full transport impact assessment will be needed.
No Significant Impacts	None

FRAMFIELD


725/1410
127/1410
400/1410
Uckfield
B2102
A22
A26
KEY
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Listed Buildings
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
500
1,000 m

FRAMFIELD

FRAMFIELD

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	SA Reg 18(1) Results																				
127/1410	Land at Birds in Eye (North), Bird in Eye Hill, Uckfield																				

COMMENTARY	
Site	22.46 ha greenfield/ agricultural land (Grade 3B) to the north of Bird In Eye Hill to the east of Uckfield, is surrounded by open countryside to the southeast, northeast and east and a new residential housing development as well as the residential fringe of Uckfield to the west and railway line to the north of the site. The site also surrounds an existing industrial use, which will be retained as part of proposals.
Parish / Settlement	Framfield / Uckfield (Type 1 – Town)
Development Proposal	c.240 homes with associated SANG, public open space, landscaping and access
Summary of Assessment	• The proposed development is for 240 houses provision which is likely to have a positive effect, although more detail is needed on the type of housing which will be provided. • The site is severed from Uckfield by the River Uck and Framfield Stream and is currently detached from services and facilities. • The site is rural in character and setting and is wholly within the Ashdown Forest SPA 7km buffer zone. The proposals include provision for c.11 ha of SANGS. • There is Ancient Deciduous Woodland along a portion of the north-west boundary and priority woodland habitat, but no development is proposed to go through this area and a minimum 15m buffer is to be included from all ancient woodland and veteran trees, which is currently below the draft policy of 25m. • The nearest primary school is in Uckfield (St Philips Catholic Primary School) but there is no pedestrian connectivity from the site at present. Secondary education is available at Uckfield College of Education, provision and capacity is currently regarded as adequate. • The site has significant flood risk (Flood Zone 3) along the road that connects the site with the rest of Uckfield, specifically the town centre, and the northern boundary reducing the developable area of the site. • The site has a high level of biodiversity and green infrastructure value that could be adversely affected by development. • The site is considered to be of moderate to higher sensitivity within the Council's landscape evidence base. The eastern portion of the site has elevated open slopes, along Sandy Lane and Bird in Eye Hill, which are visually prominent in the wider landscape and provide a rural setting to the eastern fringe of Uckfield, as well as long range views westwards towards the town. • The current vehicular access would need to be upgraded to serve the quantum of residential traffic. Alternatively, a new vehicle access could be provided. Further off-site works or traffic management measures may also be required to Framfield Road to ease traffic movements to and from the town centre, as well as improvements within the town centre itself. There is currently no pedestrian access to the site and it is known that there may be legal implications to the provision of a suitable pedestrian access/cycle link. The site is close to Uckfield Railway Station (within 1200m) and the existing regular bus service to the town from Uckfield Hospital. A northern footpath connection toward Roman Way, and /or up to the boundary of the public open space owned by the Town Council is possible. • The proposal would conform with the Spatial Strategy as it is in close proximity to Uckfield a Type 1 settlement.
Mitigation Measures	Mitigation measures need to be identified for: Transport; Landscape/Biodiversity; and Flood Risk
Cumulative Impacts	Site adjacent to larger site SHELAA Ref. 725/140 for c.450, which is proposed as a second phase to this development. The site to the south (WD/2024/199/MAO) has been allowed on Appeal for 190 homes having been found acceptable in terms of highway and transport safety, flooding and heritage impact. The cumulative nature of the development with the other permitted develoment will need to be considered in more detail.
Selection / Rejection	**SELECT**

FRAMFIELD

IMPACTS	
Major Positive Impacts	
	None
Minor Positive Impacts	
Housing	The proposals include the provision of up to 240 dwellings, which would make a positive contribution to the District's housing need. The mix of types and tenures is not known at this stage
Health & Wellbeing	The site is close to Uckfield, which is well served by services including GPs, Dentists, a Community Hospital and sport and leisure facilities. Additional medical capacity is likely to be required as a result of the development but could be secured as part of the S106 agreement.
Economy & Employment	The proposed development is for 240 homes, which is likely to have a positive effect, although more detail is needed on the type and number of jobs which will be provided.
Education & Skills	The nearest primary school is in Uckfield (St Philips Catholic Primary School), although there is no pedestrian connectivity from the site in place at present. Secondary education is available in Uckfield at Uckfield Collage, which provides education from Year 7 to Sixth Form and there is a school bus service Mon – Fri to/from Uckfield Community Hospital. Education provision and capacity is currently regarded as adequate. The development has the potential to provide new skills during construction.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk. Specific mitigation measures to address climate change need to be identified.
Water Resources	Wealden has been identified as an area of serious water stress. Development of the site will increase demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone. Framfield stream flows from south to north along the western boundary of the site. Mitigation measures will need to be identified, including to limit the impact on the stream's water quality.
Soil, Land & Minerals	The site is greenfield agricultural land, classified as grade 3b (moderate quality). The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. The land is not safeguarded for minerals. Mitigation measures will need to be identified.
Pollution	Development will increase light pollution in an area on the fringe of a 'darker' area. Air pollution is also likely to be affected in the short term as a result of construction and in the medium to long term as a result of an increase in traffic. Mitigation measures are considered possible but will need to be identified.
Green & Blue Infrastructure	Development of the site would result in the loss of agricultural land, although of moderate quality. The site is rural in character and setting, and is wholly within the Ashdown Forest SPA 7km buffer zone. Development would need to provide SANGS and seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. The site includes land along the River Uck and Framfield Stream. The proposals include provision for c.11 ha of SANGS.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Biodiversity	The River Uck and its Headwaters Biodiversity Opportunity Area (BOA) covers the northern boundary of the site. Although this area is likely to be used as a flood zone buffer and therefore be less impacted by any proposed development of the site. There is Ancient Deciduous Woodland along a portion of the north-west boundary at Spring Barn Shaw and priority woodland habitat, but no development is proposed to go through this area and a minimum 15m buffer is to be included from all ancient woodland and veteran trees (although below the draft policy of 25m buffer). In addition, there is a traditional orchard field next to the access on to Bird in Eye Hill to the south. The sites' ecological value is uncertain. Mitigation measures will need to be identified.
Transport & Accessibility	A vehicular access onto the Bird In Eye Hill Road serves the site for both the existing industrial estate and agricultural uses at Bird in Eye Farm, but would need to be upgraded to serve the quantum of residential traffic. Alternatively, a new vehicle access could be provided. Further off-site works or traffic management measures may also be required to Framfield Road to ease traffic movements to and from the town centre, as well as improvements within the town centre itself. There is currently no pedestrian access to the site and it is known that there may be legal implications to the provision of a suitable pedestrian access/cycle link, however it is technically possible. The site is close to Uckfield Railway Station (within 1200m) and the existing regular bus service to the town from Uckfield Hospital. A full transport assessment will be needed to identify if mitigation measures are possible. Martin Grant Homes (MGH) has acquired additional land to north of the site and successfully passed through a network rail consultation process, which provides sufficient comfort that a northern footpath connection toward Roman Way, and /or up to the boundary of the public open space owned by the Town Council can be delivered.
Quality of Life & Place	Will be dependent on development proposals and implementation. Lack of information on proposals.
Social Inclusion	Will be dependent on development proposals and implementation. Lack of information on proposals.
Town & Village Centres	The site is within walking distance of Uckfield town centre, however it is separated from the settlement by the River Uck and Framfield Stream and is not currently accessible by pedestrians. Uckfield has an array of services and facilities, and potential future residents are likely to travel to the Uckfield town centre to make use of these facilities. The site is not proposing any retail floorspace. The impact is uncertain as it is not known if mitigation is possible at this stage.

FRAMFIELD

IMPACTS	
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. Mitigation measures will need to be identified
Flood Risk	Most of the site is in Flood Zone 1. Land along the River Uck and Framfield Stream to the north-west and western boundaries is within Flood Zone 3, where the Bird in Eye Hill crosses Framfield Stream, potentially blocking the main road between the site and the rest of Uckfield when the area floods. There are some areas of surface water flood risk along the course of the river. The site is not at risk of groundwater flooding. Mitigation measures will need to be identified.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified
Landscape & Townscape	The site is considered to be of moderate to higher sensitivity within the Council's landscape evidence base. The eastern portion of the site has elevated open slopes, along Sandy Lane and Bird in Eye Hill, which are visually prominent in the wider landscape and provide a rural setting to the eastern fringe of Uckfield, as well as long range views westwards towards the town. Mitigation measures will need to be identified.
Major Negative Impacts	None
No Significant Impacts	None

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Ref. No.		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
REJECT	SA Reg 18(1) Results																				
400/1410	Land at High Cross Farm, Eastbourne Road																				

COMMENTARY	
Site	50.27 ha greenfield agricultural land (no classification) to the southeast of Uckfield between Old Eastbourne Road to the north and the A22 to the south, surrounded by open countryside to the south, east and west and a small amount of linear residential housing to the north of the site.
Parish / Settlement	Framfield / Uckfield (Type 1 – Town)
Development Proposal	c. 450 (net) homes including 35% affordable housing.
Summary of Assessment	• The site is detached from Uckfield and any other identified settlement or local facilities and amenities, however, is a short bus ride or drive to Uckfield. The proposals include a neighbourhood centre with the potential to provide community buildings but the proposals lack detail at this stage. • The northern tip of the site falls within the Ashdown Forest SPA 7km buffer zone, which requires the provision of SANGS. • The development of the site would result in the loss of greenfield/agricultural land. The site is rural in character and setting, with two areas of ancient woodland and will need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. • The site currently lies in a rural location and a proposed development of this size would be out of keeping with surrounding land uses, particularly between Old Eastbourne Road and the A22. The site is considered to be of moderate sensitivity within the Council's landscape evidence base primarily due to areas of ancient woodland and priority habitat deciduous woodland in the north and the Ridgewood Stream in the centre of the site. The sensitivity of the site will need to reviewed in the context of the updated landscape evidence and the proposed development on the adjacent site. • The site is divided into two by the Flood Zones 2 and 3 that surround the Ridgewood Stream, which flows from the southeast to the north-west through centre of the site. Extensive mitigation will be needed. • Access onto the Old Eastbourne Road would need to be improved and is currently hindered by 60mph speed limit. A new access at the southern part of the site on the A22, would be restricted by the small frontage onto the road to the south. Vehicle and pedestrian connection between the north and south of the site would require a bridge across Ridgewood Stream but this is restricted by the ancient deciduous woodland that runs along most of the banks of the stream. A Transport Assessment would be required. • The proposal would conform with the Spatial Strategy as it is in relatively close proximity to Uckfield a Type 1 settlement.
Mitigation Measures	• Ancient Woodland - proposes a 25m buffer, extending to 50m where possible • Flood Risk - development outside flood risk areas including surface water risk areas, additional SuDS and drainage to be provided • Noise - sensitive area along A22 to be acoustically treated with bunding / landscape buffer • Transport Assessment - 2 access points proposed and the re-routing of the bus service through the site • Habitat Impact Assessment will be needed
Cumulative Impacts	Application WD/2022/2216/MAO for 340 homes on Land at Horstedpond Farm adjacent to the site has resolution to grant permission. Application WD/2024/2955/MAO at Land off Eastbourne Road has also been granted outline planning permission for 145 dwellings with public open space, landscaping and provision for SANGS and application WD/2023/0930/MRM in relation to 90 dwellings on Land off Eastbourne Road. There is a lot of uncertainty at this stage, the proposals will need to be reviewed in the context of the adjacent approvals.
Selection / Rejection	**POSSIBLE**

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IMPACTS	
Major Positive Impacts	
Housing	c.450 homes are proposed including 35% affordable homes and a mix of types and tenures, which will contribute positively to the District's housing need.
Minor Positive Impacts	
	None
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to surface water flood risk. Specific mitigation measures need to be identified.
Water Resources	Wealden has been identified as an area of serious water stress. Development of the site will increase demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone. The Ridgewood Stream flows from the southeast to the north-west through the centre of the site splitting the site north and south. Mitigation measures will need to be identified, including to limit the impact on the stream's water quality.
Soil, Land & Minerals	The site is greenfield agricultural land (not classified). The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. The land is not safeguarded for minerals. Mitigation measures will need to be identified.
Green & Blue Infrastructure	The northern tip of the site falls within the Ashdown Forest SPA 7km buffer zone, which requires the provision of SANGS. The development of the site would result in the loss of greenfield/agricultural land. The site is rural in character and setting, with two areas of ancient woodland and will need to seek to retain and enhance existing hedgerows and trees at the boundary to the site, particularly to provide screening from the open views from the west. The proposals include a 25m buffer to the ancient woodland adjacent to the site and the development of a landscape led design, inspired by existing green and blue infrastructure, including trees, hedgerows and streams.
Biodiversity	The ecological value of the site is currently unknown and a Habitats Impact Assessment would be required to determine the full extent of any proposed development scheme on this site. The proposals currently commit to at least 10% BNG (draft policy requires 20% BNG). Suitable mitigation measures would need to be identified.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Health & Wellbeing	The site is in close proximity to Uckfield which is well served by medical, sports and leisure facilities. The medical services have limited capacity and the potential to provide increased provision will need to be examined.
Quality of Life & Place	Will be dependent on development proposals and implementation. Uncertain at this stage
Social Inclusion	Will be dependent on development proposals and implementation. The proposals include provision for 35% affordable housing as well as a mix of type and tenure of properties. The Developer has partnered with the Plunkett Foundation to support community businesses owned and run by members of the community. Further information will be required to determine the exact range of provision and likely impacts.
Economy & Employment	The proposals could result in a number of jobs during construction. The number and type of jobs that could be provided is not known at this stage.
Town & Village Centres	The site is detached from Uckfield and any other identified settlement or local facilities and amenities, however, it is a short bus ride or drive to Uckfield. The proposals include a neighbourhood centre with the potential to provide community buildings but the proposals lack detail at this stage.
Education & Skills	The nearest primary school is in Uckfield (Harlands Community Primary School & Nursery), although there is no pedestrian connectivity currently from the site. Secondary education is available in Uckfield at Uckfield College, which provides education from Year 7 to Sixth Form and there is a school bus service Mon – Fri to/from Old Eastbourne Road. Capacity of the educational facilities is currently considered adequate to meet the needs of the new development but more early years and nursery provision would need to be provided. The proposals currently do not make provision for educational facilities.

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IMPACTS	
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. Developer has committed to minimising the impacts. All homes will be Net Zero carbon and using MMC. EV charging will be provided for all homes.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified
Flood Risk	The majority of the site lies within Flood Zone 1, however, the site is divided into two by the Flood Zones 2 and 3 that surround the Ridgewood Stream, which flows from the southeast to the north-west through centre of the site. Surface water flood risk follows a similar pattern. Extensive mitigation will be needed to accommodate the proposed quantum of development. Proposals have set the development back from the flood zone. (Horstedpond site adjacent has a resolution to grant PP for 340 homes)
Pollution	Development will increase light pollution in an area on the fringe of a 'darker' area. Air pollution is also likely to be affected in the short term as a result of construction and in the medium to long term as a result of an increase in traffic. Mitigation measures will need to be identified.
Landscape & Townscape	The site currently lies in a rural location and a proposed development of this size would be out of keeping with surrounding land uses, particularly between Old Eastbourne Road and the A22. The site was considered to be of moderate sensitivity within the Council's landscape evidence base 2023 primarily due to areas of ancient woodland and priority habitat deciduous woodland in the north and the Ridgewood Stream in the centre of the site. However, the adjacent site at Horstepond has a resolution to grant planning permission for 340 homes. The sensitivity of the site will need to be reviewed in the context of the updated Landscape evidence and the adjacent proposed development.
Transport & Accessibility	Access onto the Old Eastbourne Rd would need to be improved and is currently hindered by 60mph speed limit. A new access at the southern part of the site on the A22, would be restricted by the small frontage onto the road to the south. Vehicle and pedestrian connectivity between the north and south of the site would require a bridge across Ridgewood Stream but this is restricted by the ancient deciduous woodland that runs along most of the banks of the stream. The proposals indicate 2 access points off the Old Eastbourne Road, one via a roundabout, which would avoid the ancient woodland. The site is relatively close to Uckfield Town centre, which has a railway station and a bus stop with a regular service to the town. The proposals seek to encourage active travel through the provision of new pedestrian and cycle routes. A Transport Assessment would be required.
Major Negative Impacts	None
No Significant Impacts	Historic Environment

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FRAMFIELD		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	**Address**																				
	SA Reg 18(1) Results (NOT ASSESSED)																				
725/1410	**Land at Hempstead Lane (NEW)**																				

COMMENTARY	
Site	36.02 ha greenfield / agricultural (Grade 3/4). The site is dissected by a railway line and River Uck in the north and includes pockets of ancient woodland
Parish / Settlement	Framfield / Uckfield (Type 1 – Town)
Development Proposal	c. 300 dwellings on large site adjacent to east of SHELAA Site 127/1410 (240 homes) which is proposed as a Phase 2 of the overall development. Proposals include 2 FE Primary school; Community hub; Potential bus interchange; EV charging points; New pedestrian and cycle connections to Uckfield; New 'super' SANG - 40ha country park; Additional woodland to connect ancient woodland and strengthen network of green infrastructure.
Summary of Assessment	• The site is rural in character and setting and is wholly within the Ashdown Forest SPA 7km buffer zone. The proposals include provision for c.40 ha of SANGS through the provision of a Country Park, which will have benefits for green infrastructure and biodiversity. • A new vehicular access and pedestrian/cycle links towards the town centre will need to be provided. Off-site highway works will also be necessary to the B2102 to ease traffic movements to and from the town centre, as well as improvements within the town centre itself. There is currently no pedestrian access to the site and it is known that there may be legal implications to the provision of a suitable pedestrian access/cycle link. Further discussions are needed with ESCC regarding viability and deliverability. The site is close to Uckfield Railway Station and the existing regular bus service to the town from Uckfield Hospital. A full transport assessment will be needed to identify if mitigation measures are possible. Public transport options are also difficult to reach from this site at the moment. • Given the size and location of this site and the potential quantum of development that is proposed, significant levels of light pollution are likely to be introduced in a 'darker' sky area. • The site is identified as moderate / high sensitivity to residential development, in part due to the elevated open slopes of the site, particularly in the south-eastern corner of the site, which are visually prominent within the landscape and provide a rural setting to Uckfield. Mitigation measures will need to be identified. • Outline proposals have been submitted but many of the impacts remain uncertain at this stage due to a lack of detail. • Spatial Strategy - close to Uckfield Type 1 settlement and should be in conformity if appropriate links to Uckfield Town are secured.
Mitigation Measures	Mitigation measures need to be identified for: Transport; Landscape; and Flood Risk
Cumulative Impacts	Site adjacent SHELAA Ref. 127/1410 is proposed for c. 240 homes as a first phase of this development. Further consideration will need to be given to the cumulative impact of the development with adjacent proposals and recent permissions. The proposed development will be subject to transport modelling.
Selection / Rejection	**POSSIBLE**

FRAMFIELD

IMPACTS	
Major Positive Impacts	
Green & Blue Infrastructure	New 'super' SANG 40ha Country Park. Existing ancient woodland to be retained and additional woodland to be provided to connect to ancient woodland and strengthen network of green infrastructure.
Minor Positive Impacts	
Housing	c.300 dwellings of a mix of type and tenures. Further details needed on mix and phasing of development needed.
Biodiversity	The River Uck and its Headwaters Biodiversity Opportunity Area (BOA) covers the northern boundary of the site. Although this area is likely to be used as a flood zone buffer and therefore be less impacted by any proposed development of the site. Significant biodiversity enhancements are proposed including preservation of existing habitats, hedgerows and trees wherever possible. A substantial amount of tree and meadow planting as well as wet grassland, open swales and ditches are also proposed which will provide a wide range of habitats for native flora and fauna, although further details will be needed.
Education & Skills	The nearest primary school is in Uckfield (St Philips Catholic Primary School), although there is no pedestrian connectivity from the site in place at present. The proposals include a new 2FE Primary School. Secondary education is available in Uckfield at Uckfield Collage, which provides education from Year 7 to Sixth Form and there is a school bus service Mon – Fri to/from Uckfield Community Hospital. Education provision and capacity is currently regarded as adequate although more early years and nursery provision would need to be provided. The development has the potential to provide new skills during construction.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to surface water flood risk and overheating. Specific mitigation measures need to be identified.
Water Resources	Wealden has been identified as an area of serious water stress. Development of the site will increase demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone. Mitigation measures will need to be identified.
Soil, Land & Minerals	The development of the site will result in the loss of agricultural land, classified as grade 3b (moderate quality). The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions. The land is not safeguarded for minerals. Mitigation measures will need to be identified.
Historic & Cultural Heritage	Three Grade II and one Grade II* listed buildings are located to the north of the site and their setting would need to be considered if development were to come forward.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Transport & Accessibility	A new vehicular access and pedestrian/cycle links towards the town centre will need to be provided. Off-site highway works will also be necessary to the B2102 to ease traffic movements to and from the town centre, as well as improvements within the town centre itself. There is currently no pedestrian access to the site and it is known that there may be legal implications to the provision of a suitable pedestrian access/cycle link. Further discussions are needed with ESCC regarding viability and deliverability. The site is close to Uckfield Railway Station (within 1200-1600m) and the existing regular bus service to the town from Uckfield Hospital. A full transport assessment will be needed to identify if mitigation measures are possible. The promoter has successfully passed through a network rail consultation process, which provides sufficient comfort that a northern footpath connection toward Roman Way, and /or up to the boundary of the public open space owned by the Town Council can be delivered. Public transport options are also difficult to reach from this site at the moment.
Health & Wellbeing	The site is in close proximity to Uckfield which is well served by medical, sports and leisure facilities. The medical services have limited capacity and the potential to provide increased provision will need to be examined.
Quality of Life & Place	Will be dependent on development proposals and implementation. Lack of information on proposals.
Social Inclusion	Will be dependent on development proposals and implementation. Lack of information on proposals.
Economy & Employment	The development of the land is likely to result in the creation of jobs during construction and the potential for new skills and training. Further details will be needed.
Town & Village Centres	The site is within walking distance of Uckfield town centre; however it is separated from the settlement by the River Uck and Framfield Stream and is not currently accessible by pedestrians. Uckfield has an array of services and facilities, and potential future residents are likely to travel to Uckfield town centre to make use of these facilities. The site is proposing a community hub and store, which could provide for day to day needs. Further details will be needed.

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IMPACTS	
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. The proposals state homes will be built to Passivhaus principles and achieve Future Homes Standards in respect of air efficiency and insulation, as well as ensuring that energy is supplied through a renewable energy supplier and the potential for EV charging points. Community allotments and orchards are also proposed. Further details needed.
Flood Risk	Majority of the site in Flood Zone 1. Land along the River Uck to the north-west and west boundaries are within Flood Zone 3, where the Bird in Eye Hill crosses Framfield Stream, potentially blocking the main road between the site and the rest of Uckfield when the area floods. There are some areas of surface water flood risk along the course of the river. The site is not at risk of groundwater flood risk. The proposals include the provision of SuDS to incorporate new wetland habitats to support wildlife and encourage biodiversity within the site. Mitigation measures will need to be identified.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified
Pollution	Development will increase light pollution in an area on the fringe of a 'darker' area. Given the size and location of this site and the potential quantum of development that is proposed, significant levels of light pollution are likely to be introduced. Air pollution is also likely to be affected in the short term as a result of construction and in the medium to long term as a result of an increase in traffic. Mitigation measures are considered possible but will need to be identified.
Landscape & Townscape	The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to residential development and confirms this is in part due to the elevated open slopes of the site, particularly in the south-eastern corner of the site, which are visually prominent within the landscape and provide a rural setting to Uckfield. Mitigation measures will need to be identified.
Major Negative Impacts	None
No Significant Impacts	None

FRANT

Tunbridge Wells West

High Rocks Halt

729/1610

1201-1610

755/1610

979/1610

A26

A267

B2169

Frant

KEY

- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Listed Buildings
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

FRANT

FRANT		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	**Address**																				
REJECT	**SA Reg 18(1) Results**																				
729/1610	**Land at Ramslye Farm (Spartsbrook Farm)**																				

COMMENTARY	
Site	39.69ha at the south-western edge of Tunbridge Wells, which lies outside the administrative boundary of Wealden DC, and is adjacent to existing development to the north.
Parish / Settlement	Frant / Tunbridge Wells (Frant – Type 4 Secondary Village; Tunbridge Wells - Large Town outside WDC)
Development Proposal	c.580 (net) dwellings, inclusive of 35% affordable housing including the provision of green infrastructure links, open space and recreation provision, which would feature SuDS and SANGS. The applicant is also proposing that retail and community facilities could be provided on site.
Summary of Assessment	• The proposals include the provision of up to 580 dwellings, including 35% affordable housing and a mix of types and tenures which would make a positive contribution to the District's housing need. An additional 120 (net) homes have also been allocated in Tunbridge Wells Local Plan. • Bus stops are located adjacent to the site which provide a frequent service to Tunbridge Wells. Tunbridge Wells Railway Station lies approx. 1.8 km to the north-east of the site. The site is within walking distance of the significant services and facilities available within Tunbridge Wells • Site wholly within Flood Zone 1 but has some areas of surface water flood risk • The proposed scheme is seeking to deliver attractive and publicly accessible green space on 60% of the site together with retaining and enhancing trees and hedgerows within the site. This includes the provision of a SANGS. There is likely to be a minor negative impact in the short term as the site is developed but this should become positive in the long term as the development becomes established. • The site is wholly located within the Eridge and Broadwater BOA with significant parcels of ancient woodland within the site The proposals include c.15ha of habitat creation and biodiversity enhancements • A Grade II Listed Building is located within the south-eastern part of the site with three Grade II Listed Buildings are located in close proximity to the site, which will require consideration as part of the scheme design. The north-western part of the site is located within an Archaeological Notification Area (ANA) (High Rocks). • Located adjacent to the built form of Tunbridge Wells to the north; however, the site shares a visual relationship with the High Weald National Landscape (HWNL) to the south. The site lies almost wholly within the HWNL in Wealden District. Developing this site will introduce significant built form into a largely rural area. The site is of moderate to high sensitivity for accommodating residential development, being more sensitive the further south it is situated (away from the existing settlement). The part of the site within Wealden District is visually prominent within the wider landscape and will extend development beyond the ridge crest, which largely defines the settlement pattern to Tunbridge Wells. • The proposals include an extensive landscape scheme, including the provision of and enhancement of trees, hedgerows and woodland. Development is proposed at varying densities, 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 HWNL. Suitable mitigation measures would need to be identified. • Site is in conformity with the Spatial Strategy, within walking distance of the services and facilities of Tunbridge Wells, although the town lies outside the administrative boundary of WDC.
Mitigation Measures	• Attractive and publicly accessible green space on 60% of the site, retain and enhance trees and hedgerows within the site. • Provision of SANGS for local use • 15ha of habitat creation and biodiversity enhancements • SUDS • Retail and Community facilities
Cumulative Impacts	Tunbridge Wells is a large settlement which 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, 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 liaison with Kent County Council) and other infrastructure such as education, health services and community facilities.
Selection / Rejection	**POSSIBLE**

FRANT

IMPACTS	
Major Positive Impacts	
Housing	The proposals include the provision of up to 580 (net) dwellings in Wealden, including 35% affordable housing and a mix of types and tenures which would make a positive contribution to the District's housing need. An additional 120 (net) homes have also been allocated in Tunbridge Wells Local Plan.
Transport & Accessibility	Bus stops are located adjacent to the site which provide a frequent service to Tunbridge Wells. Tunbridge Wells Railway Station lies approx. 1.8 km to the north east of the site. The site is within walking distance of the significant services and facilities available within Tunbridge Wells. Furthermore, Tunbridge Wells offers significant public transport options including train links to London, Kent and the South Coast. Further consideration of vehicular access and the transport modelling for both East Sussex and Kent County Councils will be needed.
Minor Positive Impacts	
Flood Risk	The site lies wholly within Flood Zone 1. The site is affected by surface water flood risk throughout the western parts of the site given the location of a watercourse (Sprats Brook) within the site. It is likely that given the size of the proposed development that suitable mitigation for surface water flood risk can be provided. 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. A small area along the boundary of the western portion is at risk of groundwater flooding. Further investigations would be required as part of any development. The promoter has included proposals for SUDS to provide mitigation.
Green & Blue Infrastructure	The site includes extensive amounts of trees and hedgerows, as well as significant parcels of woodland providing excellent stepping stones and wildlife corridors to the countryside that surrounds the site to the south and west. This is particularly important as the site lies wholly within the Eridge and Broadwater BOA. There are also significant parcels of ancient woodland located within the site that is also classified as deciduous woodland priority habitat. Broadwater Forest lies a short distance to the south and west of the site and a watercourse (Sprats Brook) is located within the western parts of the site. The proposed scheme is seeking to deliver attractive and publicly accessible green space on 60% of the site together with retaining and enhancing trees and hedgerows within the site. This includes the provision of a SANGS. There is likely to be a minor negative impact in the short term as the site is developed but this should become positive in the long term as the development becomes established.
Biodiversity	The site is wholly located within the Eridge and Broadwater BOA. There are significant parcels of ancient woodland within the site that is also classified as deciduous woodland priority habitat. Broadwater Forest lies a short distance to the south and west of the site and a watercourse (Sprats Brook) is located within the western parts of the site. The proposed scheme is seeking to deliver attractive and publicly accessible green space on 60% of the site together with retaining and enhancing trees and hedgerows within the site. This includes the provision of a SANGS. There is likely to be a minor negative impact in the short term as the site is developed but this should become positive in the long term as the development becomes established. 20% BNG will be required. The proposals include approximately 15ha of habitat creation and biodiversity enhancements. There is likely to be a minor negative impact in the short term as the site is developed but this should become positive in the long term as the development becomes established.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk and overheating. Specific mitigation measures need to be identified.
Water Resources	Development of this site will increase the demand for water consumption and wastewater treatment. A watercourse lies within the western part of the site and there could be the potential for development to result in the pollution of this watercourse through diffuse pollution and surface water runoff. Mitigation would be required.
Soil, Land & Minerals	The site is a mixed use site and is not classified as agricultural land or safeguarded for waste or minerals. 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 CO2 emissions. Mitigation measures will need to be identified
Historic & Cultural Heritage	A Grade II Listed Building (Spratsbrook Farmhouse) is located within the south-eastern part of the site. Three Grade II Listed Buildings (Broadwater Lodge, High Rocks Inn and Entrance Building to High Rocks Inn) are located in close proximity to the site and would require consideration as part of the scheme design. The north-western part of the site is located within an Archaeological Notification Area (ANA) (High Rocks). A Scheduled Ancient Monument also covers the north-western parts of the site. Further investigation would be required as part of any development. The proposals demonstrate that suitable buffers will be provided to the Listed Buildings located within and adjacent the sites boundaries. Further details of mitigation measures needed.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Health & Wellbeing	The site is within close proximity of health services within Tunbridge Wells, although consideration of the capacity in the area will be needed. The promoter for the site has indicated that leisure and community facilities could be provided on the site; however, there is a lack of specific details. The promoter has also indicated that SANGS would be created on site for the use of local residents. Given the proposed scale of development contributions to provision/improvements for health and wellbeing facilities are likely to be achievable.
Quality of Life & Place	Dependent on implementation. The promoter has indicated that affordable housing, older persons housing and self-build and custom plots and SANGS can potentially be provided. The development will introduce significant built form into a largely rural area in an area of high landscape sensitivity.
Social Inclusion	Dependent on implementation. The promoter has indicated that affordable housing, older persons housing and self-build and custom plots and SANGS can potentially be provided.
Economy & Employment	The proposals are for a mixed use development, including leisure and community facilities. Specifics on the number and type of jobs have not been provided
Education & Skills	The nearest primary school is St Mark's Church of England Primary School, located approx. 100m to the north of the site. The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 2.3 miles north of the site and accessible by public transport (buses). Although a new educational facility is not thought to be necessary to support the development, further consideration of capacity in local schools would be needed.
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. Mitigation measures will need to be identified.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified.
Pollution	The site is an area classified as 'brighter and darker' in terms of light pollution. The scale of the development is likely to increase the level of light pollution. Short to medium terms impacts are expected with regards to air quality during construction. The size of the development is likely to increase the level of pollution from traffic emissions. Mitigation measures will need to be identified.

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IMPACTS	
Major Negative	
Landscape & Townscape	The site is located close to the built form of Tunbridge Wells to the north, however, it also shares a visual relationship with the High Weald National Landscape (HWNL) to the south. The site lies almost wholly within the HWNL in Wealden District. Developing this site will introduce significant built form into a largely rural area. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity for accommodating residential development, being more sensitive the further south it is situated (away from the existing settlement). The part of the site within Wealden District is visually prominent within the wider landscape and development this site will extend development beyond the ridge crest, which largely defines the settlement pattern to Tunbridge Wells, into a landscape that forms the rural context to the south of Tunbridge Wells. The proposals include an extensive landscape scheme, 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 HWNL. Suitable mitigation measures would need to be identified. If the site is considered for development, it would need to be planned with great care and consideration, especially in relation to the key sensitive features within and adjacent to the site, including development being set back from the incised wooded gill stream valleys as well as the ancient woodlands on the site and adjacent to it, and from the High Rocks Scheduled Monument and SSSI.
No Significant Impacts	Town & Village Centres

FRANT

FRANT

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
SELECT	SA Reg 18(1) Results																				
979/1610	Pinewood Farm, Frant Road																				

COMMENTARY	
Site	25.7ha site on the southern edge of Tunbridge Wells. The site is severed from the main built form of the settlement by fields to the north that have also been identified for possible development. The site is bounded by Hargate Forest to the west and open countryside to the west, whilst Frant Road forms the eastern boundary.
Parish / Settlement	Frant / Tunbridge Wells (Frant – Type 4 Secondary Village; Tunbridge Wells - Large Town outside WDC)
Development Proposal	Proposals are for 690 (net) dwellings on 75% of the developable area at a density of 40 dph. The proposal also indicates that older person's housing and self-build and custom house build can be provided as part of the site, as well as community facilities, green infrastructure and leisure facilities associated with the fishing lake within the south-western part of the site. Whilst the developer has proposed 690 units, it is considered that the site would only be suitable for 170 dwellings.
Summary of Assessment	• The delivery of 170 homes will make a positive contribution to the District's housing need, located adjacent to a sustainable settlement (Tunbridge Wells). The promoter has indicated that the development of the site could potentially include market housing, self-build and custom housebuilding plots and older persons housing. • Site within Flood Zone 1 and includes some areas of surface water flood risk in the south west of the site. The south-eastern part of the site falls within an area of groundwater concern and may be at risk of groundwater flooding. Further investigations would be required as part of any development. • Located adjacent to the built form of Tunbridge Wells to the north; however, the site also shares a visual relationship with the High Weald National landscape to the south and is wholly within the HWNL in Wealden District. The site has moderate to high sensitivity to residential development as the site forms part of the rolling ridges of the HWNL and contains pastoral fields enclosed by ancient and priority habitat woodland. The northern part of the site is well screened by mature tree lines to the north of the site and development here would be relatively well contained within the landscape, particularly in conjunction with SHELAA site 1077/1610. The southern part of the site, particularly to the south of the farm complex, is more prominent within the landscape and development here would have a major negative impact. Given the scale of development proposed, it is likely that development in the south of the site would have a significant impact on the wider landscape and be highly visible. Development within the northern parts of the site would have a lesser impact upon the landscape, subject to suitable mitigation measures proposed as part of any scheme, including the retention of boundary vegetation. • Two Grade II Listed Buildings (1 and 2 Yew Cottage and Frant Bottom Lodge) lie adjacent to the sites eastern and south-eastern boundaries and would require consideration as part of any development. • The site is close to both Tunbridge Wells and Frant railway stations and is served by a regular bus service to Tunbridge Wells and Heathfield. • The capacity of the healthcare and educational provision is currently considered to be adequate but will need further investigation for future needs. • Site is in conformity with the Spatial Strategy, within walking distance of the services and facilities of Tunbridge Wells, although the town lies outside the administrative boundary of WDC.
Mitigation Measures	• SANGS and SAMMs required • Impact on heritage assets adjacent to the site • Retain, protect and enhance ponds south and south west of Pinewood Farm to create a buffer zone (landscape assessment)
Cumulative Impacts	Further consideration will need to be given the potential cumulative impacts upon the landscape, in particular the HWNL. Landowner keen to work with site to north and other adjoining landowners to develop urban extension to south of Tunbridge Wells. Consideration will need to be given the capacity of health and educational facilities to ensure that there is sufficient future capacity.
Selection / Rejection	**SELECT**

FRANT

IMPACTS	
Major Positive Impacts	
Housing	The proposed development of this site is for 690 homes, although only 170 homes are considered suitable in this location, which will make a positive contribution to the District's identified housing need, located adjacent a sustainable settlement (Tunbridge Wells). The promoter has indicated that the development of the site could potentially include market housing, self-build and custom housebuilding plots and older persons housing.
Minor Positive Impacts	
Transport & Accessibility	The site is close to both Tunbridge Wells and Frant railway stations and is served by a regular bus service to Tunbridge Wells and Heathfield at the junction with Forest Road.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk and overheating. Specific mitigation measures need to be identified.
Flood Risk	The site lies wholly within Flood Zone 1 and includes some areas of surface water flood risk in the south west of the site. It would have a marginal impact on the developable area without interfering with the existing access of the site. . The site is not affected by groundwater flood risk. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
Water Resources	Wealden has been identified as an area of serious water stress. Development of this site will increase the demand for water consumption and wastewater treatment. The site lies within Zone 3 (Total catchment) of a protected groundwater source. Further investigation and mitigation may be required to ensure development does not impact upon the groundwater source. There are no watercourses within the site or in close proximity of the site.
Soil, Land & Minerals	The site is largely greenfield/agricultural land (not classified). The site is not safeguarded for minerals or waste operations and is currently a mixed-use site. There are no known issues with contamination of land and given its current use contamination is unlikely. The disturbance of soil from development could lead to increased soil compaction as well as the release of CO2 emissions. Mitigation measures will need to be identified.
Green & Blue Infrastructure	There are extensive trees and hedgerows located along the site boundaries and along the field boundaries within the site. The site is bounded by deciduous woodland to the west, some of which extends into the north-west and south-western parts of the site. A large lake lies within the south-western part of the site and provides opportunities to enhance the blue infrastructure for the site. The proposals include the protection and enhancement of green and blue infrastructure. Short term negative impacts are likely during construction.
Biodiversity	The site is partially located within the Eridge and Broadwater Biodiversity Opportunity Area (BOA) on the western edge of the site. Development of the site would need to seek to retain and enhance the existing hedgerows, trees and woodland within the step and on the boundaries, as they are likely to have biodiversity value. Mitigation measures will need to be identified. Detailed proposals have not been submitted
Historic Environment	Two Grade II Listed Buildings (1 and 2 Yew Cottage and Frant Bottom Lodge) lie adjacent the sites eastern and south-eastern boundaries and would require consideration as part of any development.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means that this impact is uncertain.
Health & Wellbeing	The site is within close proximity of Tunbridge Wells, although consideration of the capacity in the area will be needed. The promoter for the site has indicated that leisure and community facilities could be provided on the site, however, there is a lack of specific details submitted.
Quality of Life & Place	Dependent on implementation. Further information needed.
Social Inclusion	Dependent on implementation. Further information needed.
Economy & Employment	Proposals are for a mixed-use scheme. Details need to be provided of number/type of jobs to be provided.
Education & Skills	The nearest primary school is Broadwater County Primary School, located approx. 850m to the north-west of the site, albeit the site lies at the outer perimeter of its catchment area. The site is located within the catchment area for Frant Church of England Primary School, which is located 1.8km to the south-east of the site. The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 2.6km north of the site and accessible by public transport (buses). Although it is not considered that new educational provision will be needed it may be necessary to expand local provision. Further investigation is needed.
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. Mitigation measures will need to be identified.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified.
Pollution	The site is located within an area of the District deemed to be 'brighter' by CPREs light pollution mapping. Given the quantum of development that is proposed, significant levels of light pollution are likely to be introduced. The development is likely to result in an increase in air pollution as a result of the increase in traffic. Mitigation measures will need to be identified.
Landscape & Townscape	The site is located adjacent the built form of Tunbridge Wells to the north; however, it is also contained within and shares a visual relationship with the High Weald National landscape to the south. The site lies wholly within the HWNL. The 2023 Landscape Sensitivity Assessment identifies the site as having moderate to high sensitivity to residential development as the site is part of the rolling ridges of the HWNL and contains pastoral fields enclosed by ancient and priority habitat woodland. However, the northern part of the site is well screened by mature tree lines to the north of the site and development within this part of the site would be relatively well contained / screened in this area, particularly in conjunction with SHELAA site 1077/1610. The southern part of the site, particularly to the south of the existing farm complex is more prominent within the landscape and development here would have a major negative impact on the wider landscape of the HWNL. Given the scale of development proposed, it is likely that development in the south of the site would have a significant negative impact on the wider landscape and be highly visible. Development within the northern parts of the site, however, would have a lesser impact upon the landscape, subject to suitable mitigation measures proposed as part of any scheme, including the retention of boundary vegetation.
Major Negative	
No Significant Impacts	Town & Village Centres

FRANT

FRANT		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	**Address**																				
SELECT	**SA Reg 18(1) Results**																				
755/1610	**Tunbridge Wells Rugby Club and Chase Farm**																				

COMMENTARY	
Site	5.05ha of agricultural land, which lies on the southern edge of Tunbridge Wells.
Parish / Settlement	Frant / Tunbridge Wells (Frant – Type 4 Secondary Village; Tunbridge Wells - Large Town outside WDC)
Development Proposal	c. 105 (net) dwellings
Summary of Assessment	• The proposed development is for 105 homes which will make a positive contribution to the District's housing need, adjacent to a sustainable settlement (Tunbridge Wells). Details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have not yet been provided. • There are mature trees and hedgerows located on the site boundaries, which provide good wildlife corridors and stepping stones to the wider area. The proposals seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network. • The site is not within a Biodiversity Opportunity Area (BOA) and there are no designated biodiversity sites within or in close proximity to the site. • The site has moderate to high sensitivity to development, in part due to it being close to a ridge line and its field boundaries that contribute to the highly interconnected woodland network and rural landscape of the wider area. The assessment considers the site is well contained with mature tree screening to all sides, which would need to be retained and reinforced, particularly to the south and east where longer views are possible. This lowers landscape sensitivity, as does its connection to the settlement edge of Royal Tunbridge Wells, which reduces tranquillity and dark skies in this location. The proposals indicate that these would be included within the design of the scheme. • The site is close to Tunbridge Wells railway station and served by a regular bus service to the town centre. The site is also within walking distance of the Town centre. New pedestrian and cycling routes will be needed as part of the development. • The capacity of the healthcare and educational provision are currently considered to be adequate but will need further investigation for future needs. • Site is in conformity with the Spatial Strategy, within walking distance of the services and facilities of Tunbridge Wells, although the town lies outside the administrative boundary of WDC.
Mitigation Measures	Further information will be needed on mitigation measures for Landscape and Highways, including active travel measures.
Cumulative Impacts	Further consideration will need to be given the potential cumulative impacts upon the landscape, including adjacent site 1201/1610, which is proposed for 240 dwellings.
Selection / Rejection	**SELECT**

FRANT

IMPACTS	
Major Positive Impacts	
	None
Minor Positive Impacts	
Green & Blue Infrastructure	There are mature trees and hedgerows located on the site boundaries, which provide good wildlife corridors and stepping stones to the wider area. There is limited vegetation within the site, however, a mature hedgerow divides the two fields that form the site from north to south. The proposals indicate that development would seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network.
Biodiversity	The site is not within a Biodiversity Opportunity Area (BOA) and there are no designated biodiversity sites within or in close proximity to the site. There are no irreplaceable habitats within the site or in proximity to the site. Development will need to seek the retention of the trees and hedgerows on site and achieve BNG requirements.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Landscape & Townscape	Located adjacent to the built boundary of Tunbridge Wells with existing residential development to the north-west and north. The site is located within the HWNL. The 2023 Landscape Sensitivity Assessment has found that this site has moderate to high sensitivity to development, in part due to it being close to a ridge line and its field boundaries that contribute to the highly interconnected woodland network and rural landscape of the wider area. The assessment considers the site is well contained with mature tree screening to all sides, which would need to be retained and reinforced, particularly to the south and east where longer views are possible. This lowers landscape sensitivity, as does its connection to the settlement edge of Royal Tunbridge Wells, which reduces tranquillity and dark skies in this location. The proposals indicate that these mitigation measures would be included within the design of the scheme.
Transport & Accessibility	The site is close to Tunbridge Wells railway station and is served by a regular bus service to the town centre. The site is also within walking distance of the Town centre. New pedestrian and cycling routes will be needed as part of the development.
Housing	The proposed development is for 105 homes, which has the potential to contribute to the District's identified housing need and provides provision adjacent to a sustainable settlement (Tunbridge Wells). Details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have not yet been provided.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk and overheating. Specific mitigation measures need to be identified.
Flood Risk	The site is wholly in Flood Zone 1. A very small area of the site in the west southernmost corner is affected by surface water flooding but it would have a marginal impact on the developable area without interfering with the existing access of the site. Nonetheless, mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. The site is not affected by groundwater flooding.
Water Resources	Wealden has been identified as an area of serious water stress. The south-eastern part of the site lies within Zone 3 (Total catchment) of a protected groundwater source. Further investigation and mitigation may be required to ensure development does not impact upon the groundwater source. There are no watercourses within the site or in close proximity of the site.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified
Soil, Land & Minerals	Greenfield/ agricultural land (not classified). The site is not safeguarded for minerals or waste operations and there are no known issues with contamination of land. Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.
Pollution	The site is located within an area of the District deemed to be 'brighter' by CPREs light pollution mapping. Given the quantum of development that is proposed, significant levels of light pollution are likely to be introduced. The development could result in an increase in air pollution as a result of the increase in traffic. Mitigation measures will need to be identified.
Health & Wellbeing	The site is close to Tunbridge Wells and the wide range of health services and facilities that are provided, although consideration of the capacity in the area will be needed. The Tunbridge Wells Borough Council Open Space Study (2018) confirms that there is currently a sufficient supply of recreation grounds and children's play space, however, there are shortfalls in allotments, amenity green space and youth play space. The Wealden Open Space Study (2022) confirms that there are no gaps in provision, however, the quality of provision needs to be addressed. The site is not proposing any health and wellbeing facilities or improvements to open space provision. However, this site will form part of the wider the planning application that includes SHELAA reference 1201/1610, which will re-provide playing pitch provision. The site is located adjacent St Mark's Recreation Ground and a pedestrian access to this has been proposed as part of the development.
Quality of Life & Place	Dependent on implementation. Further information needed.
Social Inclusion	Dependent on implementation. Further information needed.
Education & Skills	The nearest primary school is St Peter's Church of England Primary School, located approx. 1.33km to the north-east of the site, however, the catchment area for this school does not serve this site. The site is located within the catchment area for Frant Church of England Primary School, which is located 1.8km to the south of the site and currently has capacity but may need further provision in future years. The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 2.6 miles north of the site and accessible by public transport (buses). Uplands Academy in Wadhurst is the nearest secondary school within Wealden District to the site and has capacity. None of the new development proposed within the fringe areas of Tunbridge Wells planning area in isolation would require the provision of a new educational facility. Feasibility studies will be needed to investigate whether local schools could be expanded to cover the places needed.
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. Mitigation measures will need to be identified.
Major Negative	
	None
No Significant Impacts	Historic Environment; Economy & Employment; Towns & Villages

FRANT

FRANT

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	SA Reg 18(1) Results																				
1201/1610	Tunbridge Wells Rugby Club and Chase Farm																				

COMMENTARY	
Site	8.66ha site formed mostly of playing pitches and facilities associated with Tunbridge Wells Rugby Club. Vacant amenity land also forms part of the site. The site lies at the southern edge of Tunbridge Wells and is located adjacent existing development located to the north.
Parish / Settlement	Frant / Tunbridge Wells (Large Town outside WDC)
Development Proposal	c. 240 (net) dwellings. Development would include the redevelopment of the existing sports pavilion and improvements to existing sports facilities within the northern part of the site.
Summary of Assessment	• Proposal for c.240 homes Located adjacent the built form of Tunbridge Wells to the north • Located wholly within Flood Zone 1. The site is affected by surface water flood risk within the south-eastern part of the site. • The site is not within a Biodiversity Opportunity Area (BOA) and there are no designated biodiversity sites within or in close proximity to the site. • A number of trees located along the sites south-western boundary are subject to group TPO NO 61,199. • The site shares a visual relationship with the High Weald National Landscape(HWNL) to the south. The northern part of the site (sports pavilion and cricket pitch) is located outside of the HWNL. The remaining southern part of the site within Wealden District is located wholly within the HWNL. The Tunbridge Wells Landscape Sensitivity Assessment, found this area to be of 'moderate to high' landscape sensitivity to residential development. Development would have a detrimental impact upon the attractive and high-quality landscape that surrounds Tunbridge Wells to the south that has long views at the north of the site towards the HWNL to the south. The proposed development includes an extensive scheme to address the landscape issues including the provision of and enhancement of trees, hedgerows and woodland. • The capacity of the healthcare and educational provision are currently considered to be adequate but will need further investigation for future needs. • The site comprises the existing Tunbridge Wells Rugby Club and Cricket Club. The proposals indicate that the redevelopment of the site would result in the improvement to these existing facilities, including the reprovision at Chase Farm. • Site is in conformity with the Spatial Strategy, within walking distance of the services and facilities of Tunbridge Wells, although the town lies outside the administrative boundary of WDC.
Mitigation Measures	• Mitigation measures will need to be identified for Landscape, SUDS,
Cumulative Impacts	The site needs to be considered with SHELAA Ref. 755/1610 which has proposals for c. 105 homes and other sites on other side of Frant Road, such as SHELAA Site 979/1610 and 1077/1610. Further consideration will need to be given the potential cumulative impacts upon the landscape.
Selection / Rejection	**SELECT**

FRANT

IMPACTS	
Major Positive Impacts	
	None
Minor Positive Impacts	
Flood Risk	Located wholly within Flood Zone 1. The site is affected by surface water flood risk within the south-eastern part of the site with a couple of small isolated areas in the northern part of the site. Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. The applicant has indicated that SuDS will be provided as part of any development. The site is not affected by groundwater flooding.
Water Resources	Wealden has been identified as an area of serious water stress. The south-eastern part of the site lies within Zone 3 (Total catchment) of a protected groundwater source. Further investigation and mitigation may be required to ensure development does not impact upon the groundwater source. There are no watercourses within the site or in close proximity of the site.
Soil, Land & Minerals	Greenfield/agricultural land (Grade 4 - poor quality). Currently a mixed use site. The site is not safeguarded for minerals or waste operations. Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.
Green & Blue Infrastructure	There are extensive trees and hedgerows located along the site boundaries and along the field boundaries within the site. A number of trees located along the sites south-western boundary are subject to group TPO NO 61,199. These features provide excellent stepping stones and wildlife corridors to the countryside that surround the site to the south. The proposals indicate that green and blue infrastructure will be retained and enhanced as part of the scheme.
Biodiversity	The site is not within a Biodiversity Opportunity Area (BOA) and there are no designated biodiversity sites within or in close proximity to the site. There are no irreplaceable habitats within the site or in proximity to the site. Development will need to seek the retention of the trees and hedgerows on site and achieve BNG requirements.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Transport & Accessibility	The site is close to Tunbridge Wells railway station and served by a regular bus service to the town centre. The site is also within walking distance of the Town centre. New/enhanced pedestrian and cycling routes will be needed as part of the development.
Housing	The proposed development is for 240 homes which has the potential to contribute to the District's identified housing need and provides provision adjacent to a sustainable settlement (Tunbridge Wells). Details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc..) have not yet been provided.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk and overheating. Specific mitigation measures need to be identified.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified
Pollution	The site is located within an area of the District deemed to be 'brighter' by CPREs light pollution mapping. Given the quantum of development that is proposed, significant levels of light pollution are likely to be introduced. The development is likely to result in an increase in air pollution as a result of the increase in traffic. Mitigation measures will need to be identified.
Landscape & Townscape	Located adjacent the built form of Tunbridge Wells to the north; the site also shares a visual relationship with the HWNL landscape to the south. The northern part of the site (sports pavilion and cricket pitch) is located outside of the HWNL. The remaining southern part of the site in Wealden District is located wholly within the HWNL. The Tunbridge Wells South-East assessment unit of the 2023 Landscape Sensitivity Assessment, found this area to be of moderate to high landscape sensitivity to residential development. Development would have a detrimental impact upon the attractive and high-quality landscape that surrounds Tunbridge Wells to the south that has long views at the north of the site towards the HWNL to the south. The proposed development includes an extensive landscaping scheme to address the issues including the provision of and enhancement of trees, hedgerows and woodland.
Health & Wellbeing	The site is close to Tunbridge Wells and the wide range of health services and facilities that are provided, although consideration of the capacity in the area will be needed. The Tunbridge Wells Borough Council Open Space Study (2018) confirms that there is currently there is a sufficient supply of recreation grounds and children's play space, however, there are shortfalls in allotments, amenity green space and youth play space. The Wealden Open Space Study (2022) confirms that there are no gaps in provision, however, the quality of provision needs to be addressed. The site comprises the existing Tunbridge Wells Rugby Club and Cricket Club. The proposals indicate that the redevelopment of the site would result in the improvement to these existing facilities, including the reprovision at Chase Farm.
Quality of Life & Place	Dependent on implementation. Further information needed.
Social Inclusion	Dependent on implementation. Further information needed.
Economy & Employment	Construction jobs are likely in the short term and potentially some small scale employment through the provision of the sports facilities. Further information will be needed.
Education & Skills	The nearest primary school is Broadwater County Primary School, located approx. 750m to the north west of the site, albeit the site lies at the outer perimeter of its catchment area. The site is located within the catchment area for Frant Church of England Primary School, which is located 1.9km to the south of the site. The nearest secondary schools, as well as a college, are in Tunbridge Wells, approx. 2.6km north of the site and accessible by public transport (buses). Uplands Academy in Wadhurst is the nearest secondary school within Wealden District to the site and has capacity. None of the new development proposed within the fringe areas of Tunbridge Wells planning area in isolation would require the provision of a new educational facility. Feasibility studies to investigate whether local schools could be expanded to cover the places will be needed.
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. Mitigation measures will need to be identified.
Major Negative	
	None
No Significant Impacts	Historic & Cultural Heritage; Town & Village Centres

HAILSHAM

1115/1310

913/1310

973/1310

A22

B2104

A295

KEY

- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Listed Buildings
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 500 1,000 m

HAILSHAM

HAILSHAM			Sustainability Objectives																		
			SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.		**Address**																			
REJ	**SEL**	**SA Reg 18(1) Results**																			
1115/1310		**Land east of A22 (Housing/Employment)**																			

COMMENTARY	
Site	This is a significant site (40.26ha) site part brownfield / part greenfield made up of agricultural fields, woodland (some of which is ancient), a highways contracting depot and a number of residential dwellings. A number of smaller submissions (SHELAA Refs. 808/1310, 854/1310, 895/1310, 882/1310, 913/1310, 973/1310 and 1129/1310) lie within this larger comprehensive site.
Parish / Settlement	Hailsham / Hailsham (Type 1 – Town)
Development Proposal	The promoter is seeking a mixed-use development within the site. This includes residential use of 1000 (net) dwellings, employment use and green infrastructure. The southern part of the site (part of SHELAA Site 913/1310 and the whole of SHELAA Site 973/1310) forms part of a now withdrawn outline planning application (ref. WD/2021/2556/MAO) which sought the creation of a new business park, providing for up to 16,750m2 of Class B1(b) and (c) (now Use Class E) and B2 floorspace with ancillary storage and office use, which would have involved the relocation of the existing highways depot to a new location. It is, therefore, considered that the residential use will be brought forward within the northern parts of the site, outside of the proposed planning permission. The north-eastern part of the site (808/1310) has already achieved planning permission for 31 (net) dwellings under planning reference WD/2020/1504/MAO.
Summary of Assessment	• SHELAA Sites 913/1310 and 973/1310 are selected for an allocation of 16,750sqm of employment floorspace. • The southern part of this site forms part of a now withdrawn outline planning application (ref. WD/2021/2556/MAO) which sought the creation of a new business park, providing for up to 16,750m2 of Class B1(b) and (c) (now Use Class E) and B2 floorspace with ancillary storage and office use. • The site included proposals for 1000 (net) dwellings in the northern parts of the site which would make a major positive contribution to the District's housing need, however, the site is considered more appropriate for employment uses. • The site lies within Flood Risk Zone 1. There is a small risk of surface water flooding located at sporadic points throughout the site. The site lies partially within an area of groundwater concern, therefore there is a risk of groundwater flooding but mitigation should be possible. • There is currently a vehicular access to the site from the A22, which serves the existing employment use on the site. The withdrawn planning application for the site proposed significant upgrades to the existing access to the site but there were objections to the proposals from National Highways. • The bus stops located on the A22 to the west can be accessed by existing pedestrian footpaths. The bus stops to the north-east of the site are largely inaccessible for the vast majority of the site, due to the narrow form and nature of Coldthorn Lane and Summerhill Lane to the east of the site. The access issues are likely to result in less development being achievable in the northern parts of the site. • The site is in a 'darker sky' area and will introduce light pollution. The site will also be impacted by noise from the A22 adjacent to the site. A significant pylon line also crosses through the site, which would require consideration as part of the schemes design. • The site is visually and functionally detached from Hailsham to the north by the extensive woodland (Coldthorn Wood and Bolneys Wood), which forms large parts of the northern section of the site. The site is severed from Polegate to the south by the A27 and extensive agricultural land. Development of the site may have a detrimental impact upon the green infrastructure network located to the south of Hailsham and would result in significant harm to biodiversity in the northern part of the site where there is a BOA and ancient woodland. Development of the site would introduce significant built form into a largely rural area that is segregated from any settlement and would considerably alter the character of the area. The impact is less harmful in the southern parts of the site which have already been granted permission or have an existing use on site (i.e. the depot). • The quantum of development would necessitate a contribution towards health provision and a recalculation of local needs. • The nearest educational facilities are located within Polegate and Hailsham. Polegate currently has capacity to meet the needs of new development in this area but Hailsham may not. • In conformity with the Spatial Strategy, adjacent to Type 1 Settlement.
Mitigation Measures	• Mitigation measures will need to be identified for Transport, Landscape & Townscape, Contamination and Pollution. The impact on Pevensey Levels will need to be considered.
Cumulative Impacts	Cumulative impacts will need to be considered in more detail at the next stage with regard to Transport, Landscape & Townscape, Contamination & Pollution in relation to adjacent proposals which have already been approved and new evidence.
Selection / Rejection	**POSSIBLE (EMPLOYMENT)**

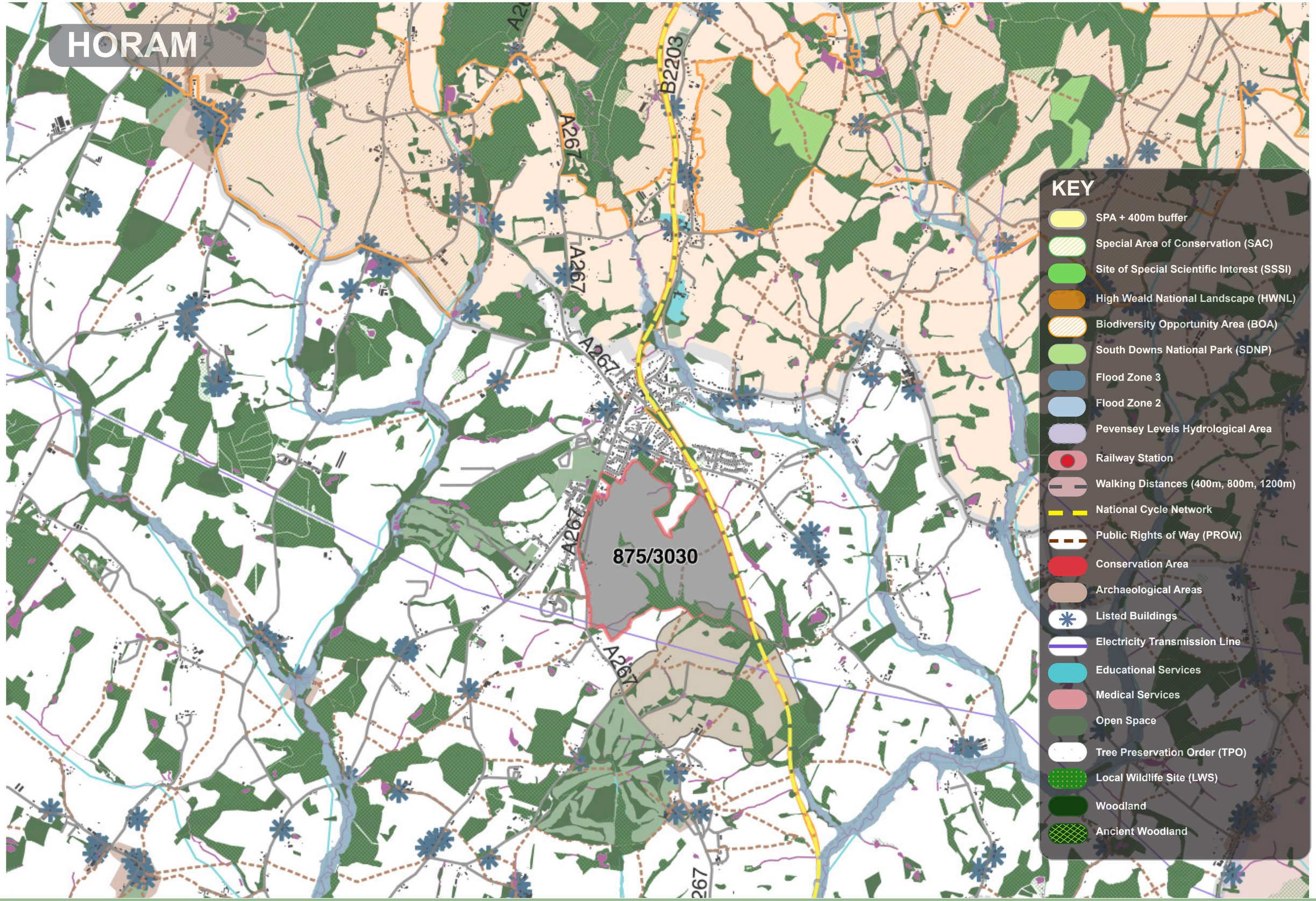
HAILSHAM

IMPACTS	
Major Positive Impacts	
Housing	c. 1000 dwellings are proposed which will have a positive contribution to the District's housing need, although the mix of type and tenure for the development is not known at this stage and the site is considered more appropriate for employment use.
Minor Positive Impacts	
Flood Risk	The site lies wholly within Flood Risk Zone 1. There is a small risk of surface water flooding located at sporadic points throughout the site. The site is not affected by groundwater flooding. Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
Economy & Employment	The southern part of the site forms part of a withdrawn outline planning application (ref. WD/2021/2556/MAO) which sought the creation of a new business park, providing for up to 16,750m2 of Class B1(b) and (c) (now Use Class E) and B2 floorspace with ancillary storage and office use. This would have involved the relocation of the existing highways depot to a new location.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk and overheating. Specific mitigation measures need to be identified.
Water Resources	Wealden has been identified as an area of serious water stress. The site is located within the catchment of the Pevensey Levels SAC/Ramsar site. The proposed development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality, and protect the biodiversity of the Levels. The site is not within a groundwater source protection zone or contain any water courses.
Soil, Land & Minerals	The site will result in the loss of agricultural land (not classified). The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO2 emissions and mitigation measures will need to be identified, particularly during construction. Contamination is likely on parts of the site and further investigation will be needed to identify any mitigation needed. The land is not safeguarded for minerals.
Green & Blue Infrastructure	There are two significantly large parcels of ancient woodland (Coldthorn Wood and Bolneys Wood) within the northern part of the site as well as additional woodland. There are significant trees and hedgerows located along the boundaries of the site as well as within the site itself. The vast majority of the site is greenfield land. The plans submitted as part of the withdrawn application for the southern part of the site and the granted planning permission within the north-eastern part of the site indicated that existing vegetation would be retained and enhanced as part of any development. New planting and an enhanced landscape buffer would also be provided. Details for the remaining part of the site have not been provided and the impacts are therefore uncertain.
Biodiversity	A BOA includes the northern areas of the site, including the parcels of ancient woodland. The site does not contain any designated sites but is within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Pevensey Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. The parts of the site with planning permission have provided ecological mitigation and management plans within these parts of the site. Further mitigation will need to be identified for the remainder of the site.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Quality of Life & Place	Dependent on implementation. Further information needed.
Social Inclusion	Dependent on implementation. Further information needed.
Health & Wellbeing	The nearest health services are located in both Hailsham and Polegate, however, these are not readily accessible to the site as it stands. The quantum of development would necessitate a contribution towards health provision and a recalculation of local needs. The scale and quantum of development proposed will result in the on-site provision of open space and play provision in an area which currently has a deficit. Further details will be needed.
Town & Village Centres	The site is not proposing any retail floorspace. The site does not contain any existing retail floorspace so there is no loss. The site is detached from Hailsham (a sustainable settlement as defined in the Settlement Hierarchy) and any rural settlement and is therefore isolated from local services, facilities and public transport. The size of the site provides the opportunity to provide facilities on site or to improve connections to neighbouring settlements, further details will need to be provided.
Education & Skills	There may be the potential through local job creation during construction to improve skills and training in construction related opportunities. There are currently no details regarding the type of employment provision or scale this site could provide (other than the withdrawn outline planning application). The nearest educational facilities are located within Polegate to the south and Hailsham to the north, with further secondary provision also located within Polegate. Polegate currently has capacity to meet the needs of new development in this area but Hailsham may not have sufficient capacity.

HAILSHAM

IMPACTS	
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. Mitigation measures will need to be identified.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. The southern part of the site has been safeguarded for waste operations. Mitigation measures will need to be identified.
Major Negative	
Pollution	The site is in a 'darker sky' area and will introduce light pollution. The site will also be impacted by noise from the A22 adjacent to the site. Short term/ temporary impacts are likely during construction in relation to air quality. A significant pylon line also crosses through the site, which would require consideration as part of the schemes design. Mitigation measures will need to be identified.
Landscape & Townscape	The site is visually and functionally detached from Hailsham to the north by the extensive woodland (Coldthorn Wood and Bolneys Wood), which forms large parts of the northern section of the site. The site is severed from Polegate to the south by the A27 and extensive agricultural land. The 2023 Landscape Sensitivity Assessment identifies the site as a moderate to higher sensitivity to development overall, with the northern parts of the site of moderate/higher sensitivity to development and the southern part of the site of moderate sensitivity to development. Development of the site may have a detrimental impact upon the green infrastructure network located to the south of Hailsham and would result in significant harm to biodiversity in the northern part of the site where there is a BOA and ancient woodland. Development of the site would introduce significant built form into a largely rural area that is segregated from any settlement and would considerably alter the character of the area. The impact is less harmful in the southern parts of the site which have already been granted permission or have an existing use on site (i.e. the depot). Details of potential mitigation measures have not been submitted for the entirety of the site.
Transport & Accessibility	There is currently a vehicular access to the site from the A22, which serves the existing employment use on the site. The withdrawn planning application for the site proposed significant upgrades to the existing access to the site but there were objections to the proposals from National Highways. Given the scale of the site, there are a number of bus stops located near different parts of the site. The bus stops located on the A22 to the west can be accessed by existing pedestrian footpaths on the A22. The bus stops to the north-east of the site are largely inaccessible for the vast majority of the site, due to the narrow form and nature of Coldthorn Lane and Summerhill Lane to the east of the site. Polegate Train Station lies approximately 2.4km to the south of the site, however, this can only be accessed via the private motor vehicle. It would not be possible to support large scale growth within this location due to the significant lack of pedestrian connectivity to the wider area, which would rely on the private motor vehicle as the key form of transport which is wholly unsustainable for a development of this size.
No Significant Impacts	Historic & Cultural Heritage

HORAM



KEY

- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Listed Buildings
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

HORAM

HORAM

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
SELECT	SA Reg 18(1) Results																				
875/3030	Coxlow farm, Horam Road																				

COMMENTARY	
Site	26 ha site comprising agricultural fields, woodland and sporadic residential development, located to the south of Horam village (a sustainable settlement) within the settlement boundary.
Parish / Settlement	Horam / Horam (Type 3 Settlement - Primary Village)
Development Proposal	c.750 homes, 4,000 sqm of employment floorspace, 1,500 sqm of community floorspace and 2.4ha of land for education, including a 2FE primary school with early years provision and associated sports pitches, community hub, Country Park and open space.
Summary of Assessment	• c. 750 homes proposed, which would make a significant contribution to the District's housing need. • The proposals include a new two form entry primary school on site, in the northern section of the site, which will provide greater capacity for school children in Horam in a more accessible location. • Site is in Flood Zone 1. • Proposals include the retention of existing trees and hedgerows across large parts of the site, and ancient woodland with necessary buffer zones. Enhancements are proposed with notable areas of green space around and through the development, including a Country Park and/or public open space, in addition to recreational green space. • The site's landscape is moderately sensitive to residential development overall. Developing this site would introduce built form into a largely rural area and considerably increase the size and extent of the village, increasing the settlement pattern and changing the character of the village by extending into the landscape that abuts it. • 4,000 sqm of employment floor space is proposed to the south-west corner of the site, close to the A267 for connectivity to the road network, bus stops, and sitting away from residential amenities. The number and type of jobs is not known at this stage and will depend upon the type of employment use. • The Cuckoo Trail bridleway adjacent to the site creates significant opportunity for walking and safe permeability for pedestrians and cyclists, along a dedicated route to Horam village, reducing the need to travel by car. However, the village does not have a railway station with the nearest rail services located in Uckfield about half an hour away by bus. Bus services currently run half hourly. No details are given of enhancements to current public transport provision. • The nearest health services are located in Horam, with a GP surgery on Horebeech Lane to the immediate north of the site, and a pharmacy and dental practice in High Street Horam, within 0.5 miles. There is limited capacity of the clinical space. • Site is within an area classified as 'Darker' for light pollution with the majority of the site to the south and east all falling within the 'Darkest' level possible. Wealden Crematorium to the west, could cause an adverse impact to future resident's air quality, especially when combined with other sources of pollutants (e.g. traffic emissions) • The proposals confirm with the Spatial Strategy
Mitigation Measures	• Mitigation to address light pollution and a site specific Air Quality Assessment would be needed. • Improvements may be required to further encourage public transport use, and details should be considered via a Travel Plan and Transport Impact Assessment. • The proposals state that development will be focussed to the north and north-west of the site and provide an opportunity to provide well designed green spaces that enhance biodiversity and strengthen local landscape character. By retaining and supplementing existing ecological and landscape features, the site will also provide a unique space for leisure and recreation. • A new surgery or funding to extend existing surgeries will be needed.
Cumulative Impacts	There are no other significant residential proposals in the vicinity which are likely to influence the cumulative impacts of the development.
Selection / Rejection	**SELECT**

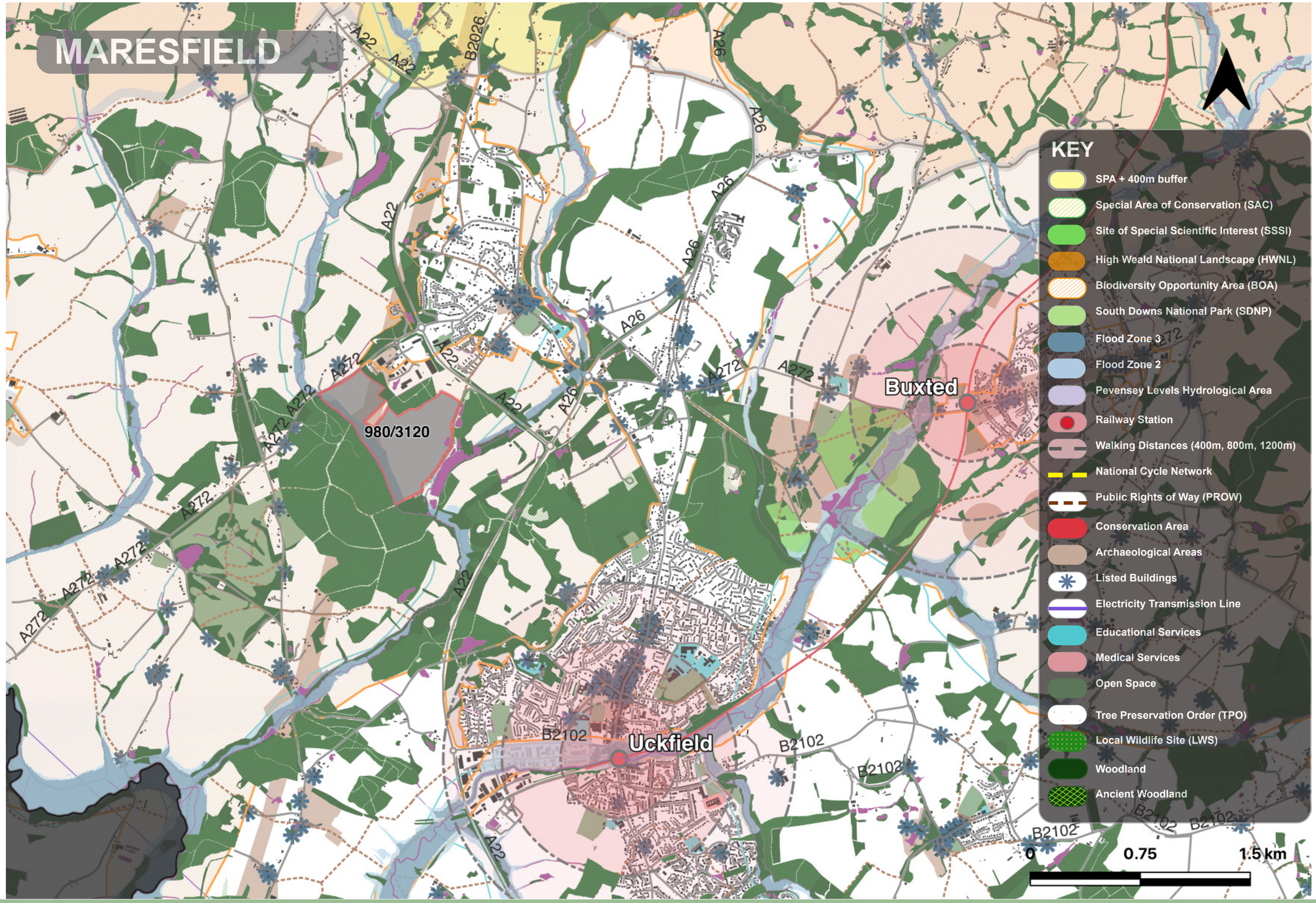
HORAM

IMPACTS	
Major Positive Impacts	
Housing	c. 750 homes proposed, which would make a significant contribution to the District's housing need.
Education & Skills	A shortfall of early years and primary provision has been identified in Horam at the latter end of the Plan period. The existing primary school, Maynard's Green Primary School has capacity and access issues. The proposals include a new two form entry primary school on site, in the northern section of the site, which will provide greater capacity for school children in Horam in a more accessible location.
Minor Positive Impacts	
Flood Risk	Site is wholly within Flood Zone 1. There are some areas of surface water flood risk within the site but given the size of the site it is anticipated that suitable mitigation will be possible. The site is not affected by groundwater flooding. Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces.
Green & Blue Infrastructure	Proposals include the retention of existing trees and hedgerows across large parts of the site, and ancient woodland with necessary buffer zones. Enhancements are proposed with notable areas of green space around and through the development, including a Country Park and/or public open space, in addition to recreational green space. The site provides enhanced linkages to the Cuckoo Trail to the east, which acts as recreational green space, used for car free pedestrian and cycleways between Heathfield in the north and Polegate in the south. The Trail is a licensed bridleway.
Economy & Employment	4,000 sqm of employment floor space is proposed to the south-west corner of the site, close to the A267 for connectivity to the road network, bus stops, and sitting away from residential amenities. The number and type of jobs is not known at this stage and will depend upon the type of employment use.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk and overheating. Specific mitigation measures need to be identified.
Water Resources	Wealden has been identified as an area of serious water stress. Development will increase the demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone. There is a watercourse located to the southern eastern boundary of the site, and within and close to areas of land in the northern section, presenting some potential for water pollution unless mitigated and controlled effectively.
Soil, Land & Minerals	Greenfield site/ Agricultural (not classified?) Some existing built form in dwellings and agricultural enterprises. Coxlow Farm, may present some land contamination issues due to its previous use. Subject to further assessment, and detail of proposed development, the proposal may include remediation measures.
Biodiversity	Site has some notable biodiversity value. Priority habitat of good quality semi-improved grassland to the south-east corner of the site, with habitats of woodland and grassland extending along the southern boundary and up into the site. Pockets of priority habitat also located in and adjacent to northern sections of site, as well as BOA 71 of the Cuckoo Trail running along the eastern boundary. Ancient Woodland is present along part of southern boundary of the site (Ten Acre Wood and Coggers Shaw), on eastern half, with Coggers Shaw extending northwards into site, on central section. Pockets of Ancient Woodland are more sporadic in northern sections of site and adjacent to site boundaries. Watercourses exist in some of these woodland areas, further adding to the ecosystem supported in these areas. A buffer to the ancient woodland areas would be needed.
Landscape & Townscape	The Landscape Sensitivity Assessment 2023 states that the site's landscape is moderately sensitive to residential development overall. The relatively tranquil parts, away from the busy A267, and the setting increases sensitivity, with occasional intervisibility with the HWNL. Some more modern development near to the area decreases sensitivity. Developing this site would introduce built form into a largely rural area and considerably increase the size and extent of the village, increasing the settlement pattern and changing the character of the village by extending into the landscape that abuts it. The landscape is not within protected areas of the HWNL, or the South Downs National Park, nor in the setting or locality of either. The southern part of the site is not contained by site features, and fronts onto open countryside, also creating a new edge to the village, which could have significant impact on the character of the village and requires careful consideration. The proposals state that development will be focussed to the north and north-west of the site and provide an opportunity to provide well designed green spaces that enhance biodiversity and strengthen local landscape character. By retaining and supplementing existing ecological and landscape features, the site will also provide a unique space for leisure and recreation.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Transport & Accessibility	The Cuckoo Trail bridleway adjacent to the site creates significant opportunity for walking and safe permeability for pedestrians and cyclists, along a dedicated route to Horam village, reducing the need to travel by car. However, the village does not have a railway station with the nearest rail services located in Uckfield are about half an hour away by bus. Bus services currently run half hourly. Facilities proposed within the site, such as a primary school, will help to reduce the need to travel as well as the close proximity to the village. No details are given of enhancements to current public transport provision. Improvements may be required to further encourage use, and details should be considered via a Travel Plan and Transport Impact Assessment.
Health & Wellbeing	The nearest health services are located in Horam, with a GP surgery on Horebeech Lane to the immediate north of the site, and a pharmacy and dental practice in High Street Horam, within 0.5 miles. There is limited capacity of the clinical space, and a new surgery will be needed or funding to extend existing surgeries. A potential community garden and allotment space is also identified, and community hub building, which will bring social and wellbeing benefits.
Quality of Life & Place	Dependent on implementation. Further information needed.
Social Inclusion	Dependent on implementation. Further information needed.
Town & Village Centres	Proposals are likely to have a positive impact upon the village in supporting the services and facilities of Horam. The new facilities and services within the proposals could also have a negative impact by detracting business away from the village. Further details will be needed.

HORAM

IMPACTS	
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. Mitigation measures will need to be identified.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. A construction Management Plan will be required. Mitigation measures will need to be identified.
Pollution	Site is within an area classified as 'Darker' for light pollution with the majority of the site to the south and east all falling within the 'Darkest' level possible. Mitigation measures will need to be identified. Location of Wealden Crematorium to the west, could cause an adverse impact to future resident's air quality, especially when combined with other sources of pollutants (e.g. traffic emissions) A site specific Air Quality Assessment would be needed.
Major Negative	None
No Significant Impacts	Historic & Cultural Heritage

MARESFIELD


A22
B2026
A26
980/3120
Buxted
A272
Uckfield
B2102
KEY
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Listed Buildings
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
0.75
1.5 km

MARESFIELD

MARESFIELD

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	SA Reg 18(1) Results																				
980/3120	Ashdown Business Park Extension - Employment (Maresfield)																				

COMMENTARY	
Site	31 ha of equestrian and agricultural land. The site is located to the southwest of Maresfield.
Parish / Settlement	Maresfield / Maresfield (Type 4 – Secondary Village)
Development Proposal	Proposed for employment development of 60,000m2 (net) comprising 60% of the development site with a footprint ratio of 19.4% of the total site. The site and the proposed development is the subject of a pending outline planning application that was submitted in 2022 **[WD/2022/3319/MAO].**
Summary of Assessment	• Employment need for the District over the proposed Plan period 2025-2042 is 47.8 hectares, equating to 194,000m2 of floor space and a residual need for employment floor space of 167,290m2. It is therefore considered that this site will be needed to help to meet the overall employment need for the District. • The Draft Plan acknowledges that Wealden District is part of the Functional Economic Market Area, (FEMA) of Eastbourne, and that the Eastbourne Local Plan Growth Strategy Consultation identified a potential shortfall in employment provision for Eastbourne during its Plan period of some 23,184m2. Any excess in floorspace provision would help EBC meet its needs. • The Draft Plan acknowledges that larger employment developments within the District should be located within the A22/A26/A27 road corridor, including the area of the existing Ashdown Business Park • Draft Policy EC2 states that existing strategic employment sites, premises and floor space will be safeguarded against loss to other non employment uses. • The development could affect key landscape features such as: areas of priority habitat; wooded stream valleys; historic field patterns; rural character with areas of tranquillity and the role the landscape provides in preventing coalescence between Maresfield and Uckfield. The site is well enclosed by trees to the south along the frontage to the A272 and would be a continuation of the existing Business Park to the north. The landscape impact from development is likely to be limited provided the screening along the site boundary is maintained to help reinforce the character and appearance of the local landscape. • Wealden has been identified as an area of serious water stress. The proposals will increase the demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone. The Batt's Bridge Stream flows north-west to south along the western boundary of the site. It is also understood that PFAS may be present on the site as a result of fire training facilities located adjacent to the proposed development area, which could impact upon groundwater beneath the site. • There is no railway station at Maresfield, the closest is Uckfield approx. 1.8 miles south of the site, accessible via the bus service from the Ashdown Business Park. A new vehicular access would be required to accommodate development. The site currently has no pedestrian access or pedestrian connectivity with the bus stop at the Ashdown Business Parks. It is likely that car travel will be relied upon for this site and development will increase the vehicle usage in the area, either with private motor vehicles or associated industrial traffic for employment development. Further assessment is required to determine the capacity of the existing transport infrastructure and what infrastructure is needed to make the local transport network sufficient to accommodate the scale of development proposed. • The proposals conform with the Spatial Strategy
Mitigation Measures	• Landscape and Highways • PFAS may be present on the site as a result of fire training facilities located adjacent to the proposed development area, which could impact upon groundwater beneath the site. Further investigation will be needed to establish the extent of any contamination and identify appropriate mitigation measures to remove PFAS from the watercourses /soil on the site where necessary. • The setting of the listed buildings will need to be considered and an Archaeological Impact Assessment will be needed prior to development.
Cumulative Impacts	Cumulative impacts will need to be considered in more detail at the next stage with regard to Transport, Landscape & Townscape, Contamination & Pollution in relation to adjacent proposals which have already been approved and new evidence.
Selection / Rejection	**POSSIBLE**

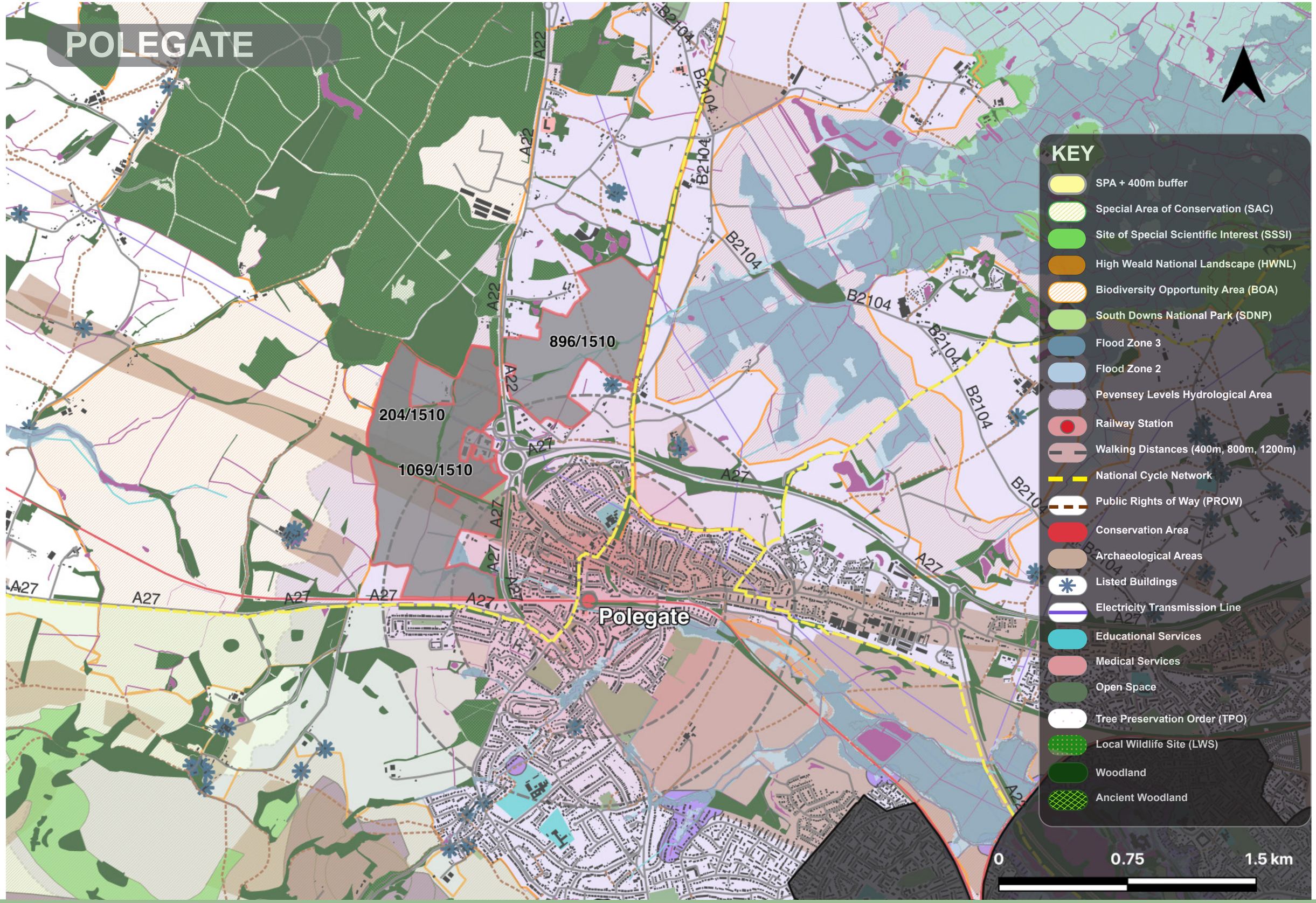
MARESFIELD

IMPACTS	
Major Positive Impacts	
Economy & Employment	The site is currently subject to a planning application (WD/2022.3319/MAO) for approximately 60,000m2 of employment floorspace, which would make a significant contribution to the District's identified employment floorspace need, and is expected to be delivered within 3 to 4 years from planning permission being granted. Further information will be needed on the type and number of jobs to be created. Employment need for the District over the proposed Plan period 2025-2042 is 47.8 hectares, equating to 194,000m2 of floor space and a residual need for employment floor space of 167,290m2. It is therefore considered that this site will be needed to help to meet the overall employment need for the District. The Draft Plan acknowledges that Wealden District is part of the Functional Economic Market Area, (FEMA) of Eastbourne, and that the Eastbourne Local Plan Growth Strategy Consultation identified a potential shortfall in employment provision for Eastbourne during its Plan period of some 23,184m2. Any excess in floorspace provision would help EBC meet its needs. The Draft Plan acknowledges that larger employment developments within the District should be located within the A22/A26/A27 road corridor, including the area of the existing Ashdown Business Park. Draft Policy EC2 states that existing strategic employment sites, premises and floor space will be safeguarded against loss to other non employment uses.
Minor Positive Impacts	
Pollution	The site lies within an area of the District considered to be on the fringe of 'darker' areas by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. There are no sources of noise pollution affecting the site. An increase in traffic is likely to result in some increase in air pollution, although it is not likely to be significant.
Landscape & Townscape	The site is not within the High Weald National Landscape. The site is considered to have moderate to high sensitivity to development within the Landscape Sensitivity Assessment 2023, as development could affect key landscape features such as areas of priority habitat, wooded stream valleys, historic field patterns, rural character with areas of tranquillity, role the landscape provides in preventing coalescence between Maresfield and Uckfield. The site is well enclosed by trees to the south along the frontage to the A272 and would be a continuation of the existing Business Park to the north. The landscape impact from development is likely to be limited provided the screening along the site boundary is maintained to help reinforce the character and appearance of the local landscape. Development of the site would impact the local landscape due to its detachment from the settlement, however, the site is well enclosed. It is acknowledged that the screening along the site frontage to the A272 would need to be maintained to lessen any negative effects.
Town & Village Centres	The site is not proposing any retail floorspace and does not contain any existing retail floorspace so there is no loss. The site is close to services and facilities within Maresfield and is adjacent to Ashdown Business Park, which could have a positive effect on the vitality and viability of Maresfield. In addition, the site has access to a frequent bus service to Uckfield High Street with short journey times.
Education & Skills	Further information will be need on the potential to provide new skills and training as part of the development but it is considered likely that the development would offer opportunities for new skills.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk and overheating. Specific mitigation measures need to be identified.
Flood Risk	An area of the site parallel with the south-western boundary, is within Wealden Flood Zones 2, 3a and 3b and North Wealden SFRA future flood zone 3a and 3b. The remainder of the site is in Flood Zone 1. Only water compatible uses are permitted within Flood Zone 3b in line with government guidance on flood risk and coastal change. There is a risk of Surface water flooding along the land parallel with the south-west boundary, following the Batt's Bridge Stream. The eastern parcel of the site is affected by groundwater flooding in the north and centre of the site. Further investigations would be required as part of any development.
Water Resources	Wealden has been identified as an area of serious water stress. The proposals will increase the demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone. The Batt's Bridge Stream flows north-west to south along the western boundary of the site. It is also understood that PFAS may be present on the site as a result of fire training facilities located adjacent to the proposed development area, which could impact upon groundwater beneath the site. Further investigation will be needed to establish the extent of any contamination and identify appropriate mitigation measures to remove PFAS from the watercourses on the site where necessary.
Soil, Land & Minerals	Greenfield/ Agricultural land (not-classified). The site is not safeguarded for waste or minerals operations. It is understood that PFAS may be present on the site, therefore, mitigation methods are required to remove it from the soil on the site.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified.
Green & Blue Infrastructure	There are mature hedgerows and substantial trees to site boundaries and along embankments of Batt's Bridge Stream, through centre of the site. The hedgerows and trees contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green infrastructure network. No new green or blue infrastructure is proposed.
Biodiversity	There is a LWS to the south-east of the site, Shortbridge Stream Meadow and LWS Piltdown Common is to the south-west of the site beyond ancient woodland. There are areas of ancient woodland and priority habitat immediately adjacent to the northern, south-western and south-eastern boundaries of the site with further areas to the north. The site is wholly within the Western Ouse Streams and Ashdown Forest BOA and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA. The size of the site offers the opportunity to provide suitable mitigation for biodiversity.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Historic & Cultural Heritage	The nearest Listed buildings are the Grade II Batts Farmhouse to the north and Park Wood House and Keeper's to the south-west of the site. There is an Archaeological Notification Areas within the site to the far southern corner, along the northern boundary, running north to south across the western section and also adjacent to the north-eastern boundary. An archaeological Impact Assessment will be needed prior to development. The impact is therefore uncertain.
Health & Wellbeing	There is no pedestrian/cycle access at present. Sports facilities are available in Uckfield (Freedom Leisure Centre) accessible by bus from the Ashdown Business Park, which has a regular bus service (numerous services 7 times a week). The site is not proposing improvements to sport and recreation provision.
Quality of Life & Place	Dependent on implementation. Further information needed.
Social Inclusion	Dependent on implementation. Further information needed.

MARESFIELD

IMPACTS	
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. Mitigation measures will need to be identified.
Transport & Accessibility	There is no train station at Maresfield, the closest is Uckfield approx. 1.8 miles south of the site, accessible via the bus service from the Ashdown Business Park, with an hourly service and journey time of approx. 9 minutes. A new vehicular access would be required to accommodate development. The Highways Authority has confirmed that access is acceptable in principle. The site currently has no pedestrian access or pedestrian connectivity with the bus stop at the Ashdown Business Park, which offers regular and frequent services into Uckfield High Street, Eastbourne and Lewes. It is likely that car travel will be relied upon for this site and development will increase the vehicle usage in the area, either with private motor vehicles or associated industrial traffic for employment development. Further assessment is required to determine the capacity of the existing transport infrastructure and what infrastructure is needed to make the local transport network sufficient to accommodate the scale of development proposed. Public footpath 67d runs along the south-east boundary of the site. Highway improvements have been identified, including for non-car modes of transport, which include enhancements to routes from the site into Uckfield, via Maresfield and Ringles Cross.
Major Negative	None
No Significant Impacts	Housing (Employment site)

POLEGATE


A22
B2104
A27
896/1510
204/1510
1069/1510
Polegate
KEY
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Listed Buildings
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
0.75
1.5 km

POLEGATE

POLEGATE

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
REJECT	SA Reg 18(1) Results																				
1069/1510	Polegate West																				

COMMENTARY	
Site	42.9 hectares of land, located to the west of Polegate. Largely agricultural land, although a small proportion of the site is formed of residential dwellings and associated farm buildings of Cophall Farm. The eastern portion of the site nearest to Cophall Roundabout, is previously developed land, including a service station, commercial units and a hotel/public house. The site is detached from the nearest sustainable settlement (Polegate) by the A27 and its local services, facilities, and public transport.
Development Proposal	Proposals for c.1500 dwellings (including affordable housing) with a first phase of 400 homes, within a net developable area of 6.8ha and a density of 35 dph; green and social infrastructure network; publicly accessible park land; and recreation and other space. There are also opportunities to provide additional community focussed mixed uses or small scale employment of approx. 0.35ha adjacent to Polegate Services.
Summary of Assessment	• Not in a Sustainable Settlement • Segregated from Town (Polegate) and local services and facilities • Part of site in 'darker sky' area and will result in a significant increase in light pollution • Scale of development will result in an increase in traffic, air and noise pollution • Significant concerns regarding highway capacity • Poor pedestrian/cycle connections,which will be difficult to mitigate • Likely to have a negative impact upon South Downs National Park (SDNP), High Weald National Landscape (HWNL) and Registered Park & Garden • Significant mature tree belt and wetland area runs north to south through the site limiting the development potential • Site lies within Pevensey levels SAC/Ramsar catchment and BOA - Appropriate Assessment required • Would introduce significant built form into a largely rural area that is segregated from any settlement • The scale of development and extent of site would considerably alter the character of the locality, resulting in a substantial loss of countryside that buffers the area and provides rural setting. • Spatial Strategy - the site is located close to a sustainable settlement but the constraints identified are likely to preclude development.
Mitigation Measures	• Lack of information at this stage
Cumulative Impacts	Application WD/2023/066/MAO to north of Polegate has permission for 240 homes. Cumulative impacts will need to be considered in more detail at the next stage with regard to Transport, Landscape & Townscape & Pollution in relation to proposals which have already been approved and new evidence.
Selection / Rejection	**REJECT**

POLEGATE

IMPACTS	
Major Positive Impacts	
Housing	c. 1500 homes are proposed (35 dph) which will make a positive contribution to the District's housing need. The proposals indicate that the development will contribute towards affordable housing, and custom/self-build, with a mix of housing types and tenure, including starter homes, homes for young families and for older people.
Minor Positive Impacts	
Green & Blue Infrastructure	The site is bound by mature trees and hedgerows, which contribute towards the green infrastructure network of the site as well as to the wider area. The size and scale of development would require on site provision of green infrastructure. The proposals indicate green infrastructure will be provided including a publicly accessible park. The proposals would lead to an increase in provision of green infrastructure, although the segregated nature of the site may limit the value of the new provision, preventing connectivity and benefits to the wider area and population. A significant mature tree belt and wetland area runs north to south through the site limiting the development potential of the site.
Economy & Employment	The proposed development includes options for mixed use development, including provision of employment land which could have a positive impact on the economy and employment. The proposals suggest that the employment of 1,240 people will be supported as well as provision for 13 apprentices, graduates, or trainees.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk. Specific mitigation measures need to be identified.
Flood Risk	Most of the site lies within Flood Zone 1, though areas of Flood Zones 2 and 3 are present in the lower central part, with linear elements extending from a larger area in the southeast. The southern portion is divided by an area at risk of surface water flooding, with additional small areas of risk in the north near Cophall Roundabout, along the access point and elsewhere across the site including in the northern portion. The site is not at risk of groundwater flooding. The areas of flood risk will need to be considered if the site comes forward for development. A site-specific Flood Risk Assessment would be required to demonstrate that the development would not increase flood risk on-site or elsewhere, and that appropriate mitigation can be secured. Considering the scale of the proposed development, appropriate infrastructure could be delivered alongside the development to allow safe access at all times. The application of a sequential approach to the location of development alongside the provision of appropriate measures such as SuDS should allow the delivery of the proposed development. The impacts of the proposed development will remain uncertain until further information is submitted.
Water Resources	Wealden has been identified as an area of serious water stress. Development of this site will increase the demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone. The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality.
Soil, Land & Minerals	Greenfield/ Agricultural land (not classified). The site is not safeguarded for waste or minerals operations. Development of the site is unlikely to result in land contamination. Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.
Biodiversity	The site is likely to have some notable biodiversity value, noting the greenfield nature of the site, landscape features, some forming BOA on site, and deciduous woodland priority habitat adjacent. A large swathe of Ancient Woodland is located adjacent to the northern boundary of the site. Development would need to provide a suitable space and buffers to protect these areas and the habitat they provide. The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. BNG requirements will need to be met. Detailed mitigation measures will need to be identified.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Health & Wellbeing	The nearest health services are in Polegate, not readily accessible to the site via sustainable modes of transport. The Eastbourne, Hailsham and Seaford CCG has identified contributions may be required towards increasing the size of the health provision and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. There is a deficit in amenity greenspace and play provision within the Polegate Parish and a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. There are also deficiencies in provision of adult sports pitches and cricket pitches. The proposals include the provision of open space, a publicly accessible playing field, and community infrastructure, which could contribute to both physical and mental health, and wellbeing of the community. However, the site will remain detached from facilities and areas in the wider locality, due to the separation of this site from any settlement.
Quality of Life & Place	Dependent on implementation. Further information needed.
Social Inclusion	Dependent on implementation. Further information needed.
Education & Skills	The nearest school provision is in the Polegate and Willingdon areas, east and south of the site, however, the site is severed from both of these areas by the A22/A27. There is a shortfall of 1 form entry at primary school level, expectant from around 2036/7. Options to address the need for education provision include consideration of a new primary school on the Mornings Mill development site to the south, which has planning permission for 700 homes. There is no shortfall in early years and secondary provision. Development of this scale would require contributions towards provision of primary education infrastructure, but the site currently presents challenges for how children would access facilities. Mitigation measures have not been provided.

POLEGATE

IMPACTS	
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. Mitigation measures will need to be identified.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified.
Transport & Accessibility	The current access onto Cophall Farm roundabout, at the centre of the eastern boundary of the site, may not be suitable for large scale growth. There are significant concerns relating to highways capacity along the northbound A22 and the surrounding road network on the A27 and Eastbourne. Further modeling is required to determine whether mitigation can negate any highways capacity impacts. Significant infrastructure improvements would be needed including improvements to the highways network and the introduction of a new offline A27, which would pass through the site towards the Cophall Roundabout (long term solution). Polegate has a railway station but pedestrian and cycle links from the site are currently limited and separated by the A27/A22. There are limited bus services currently serving the site. The proposals suggest there are opportunities to provide pedestrian/cyclist connections that tie into the existing shared-use footway/cycleway located along the western side of the A27 and using the A22 underpass. Proposals would need to provide a Transport Impact Assessment and Travel Plan to demonstrate the transport issues can be suitably mitigated.
Town & Village Centres	The site is isolated and detached from any identified settlement or local facilities and amenities. The site is not readily accessible to pedestrians and cyclists and there are limited attractive footpaths links to services and facilities in Polegate, and very limited bus service provision to town and village centres and services beyond. There is a lack of detail as to how the site would be made accessible to the facilities in Polegate.
Major Negative	
Pollution	The site is largely within area classed as 'brighter–brightest'' in light pollution mapping. The western most parts of the site fall just below this category, with land to the west adjoining areas designated as 'darkest.' The SDNP lies to the south of the site and could be affected by the increase in light pollution. The location is likely to result in car reliant development, and will increase traffic in the area, and add to the already congested Polegate/Willingdon A27/A22 interchange that abuts the site. The interchange and nearby traffic congestion have the potential to affect future residents of the development, both through air and noise pollution. The site abuts the A27 and A22 to the east, the main trunk road east-west through this part of the District. The site also abuts a main railway line and a further part of the A27 to the south of the site. Development along the east and south parts of the site, adjacent to the road and railway line, is likely to experience significant noise pollution. Mitigation will need to be identified to avoid any adverse impact, through careful layout and design, including potential noise barriers, and suitable construction.
Landscape & Townscape	The 2023 Landscape Sensitivity Assessment states that the landscape is of **moderate to higher sensitivity**, with a higher landscape sensitivity to medium scale residential or commercial/industrial development types. The site is located on gently rising, open, south-facing slopes which becomes visually prominent in the north and has intervisibility with, and long-distance views over tree belts to the upper slopes of the South Downs National Park. The SDNP is highly visible from the elevated parts of the site, particularly where the topography of the site slopes upwards towards a ridge in the centre and north of the site. There are also long-distance views to the wooded backdrop of the HWNL from the centre of the site, which increases the sensitivity to development. The proximity to the A22 and development associated with Cophall services on the site, and the A27 and railway line, reduce sensitivities. The proposals would introduce significant built form into a largely rural area that is segregated from any settlement. The scale of development and extent of the site would considerably alter the character of the locality, resulting in a loss of substantial countryside that buffers the area and gives a rural setting to settlements in the area. Development may therefore read as encroachment into this undeveloped area, rather than integration with any existing development. The north western part of the site has been excluded from any built development as it is considered the most sensitive, built development would therefore be located to the south and east of the site, which is less sensitive to change. Potential harm to key local and long distance views would be mitigated by planting and the sensitive positioning of good quality built form. Key landscape features would be retained and enhanced. The mitigation measures may help to reduce adverse impacts but it is considered unlikely that this would substantially reduce the negative effects on the landscape.
Historic & Cultural Heritage	The south-west corner of the site abuts Wootton Manor Grade II Listed Registered Park and Gardens. Approximately 450m to the west of the site is a cluster of Grade II and Grade II* Listed Buildings within the Registered Park and Gardens. Development adjoining the boundary of the Registered Park and Garden would potentially erode the rural locality and setting of the site. Even if mitigation were achieved by setting built form back from this edge, the creation of a new settlement adjacent to this heritage asset is likely to have an impact on the relationship of the asset to its surroundings, and its historic evolution and context.
No Significant Impacts	None

POLEGATE

POLEGATE

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
REJECT	SA Reg 18(1) Results																				
204/1510	Polegate West																				

COMMENTARY	
Site	46 hectares of land, located to the west of Polegate. Largely agricultural land, although a small proportion of the site formed of the residential dwellings and associated farm buildings of Cophall Farm. The eastern portion of the site nearest to Cophall Roundabout, is previously developed land, which includes a service station, commercial units, and a hotel/public house. The site is completely segregated from the nearest sustainable settlement (Polegate) and any residential development by the A22 to the east. The site is isolated from local services, facilities, and public transport.
Development Proposal	Proposals for c.230 dwellings (including affordable housing) within a net developable area of 6.8ha and a density of 35 dph; green and social infrastructure network; publicly accessible park land; and recreation and other space. There are also opportunities to provide additional community focussed mixed uses or small scale employment of approx. 0.35ha adjacent to Polegate Services.
Summary of Assessment	• Not in a Sustainable Settlement • Segregated from Town (Polegate) and local services and facilities • Scale of development likely to result in an increase in traffic, air and noise pollution • Significant concerns regarding highway capacity • Poor pedestrian/cycle connections • Likely to have a negative impact upon South Downs National Park, High Weald National Landscape and Registered Park & Garden • Site lies within Pevensey levels SAC/Ramsar catchment and BOA - Appropriate Assessment required • Spatial Strategy - the site is located close to a sustainable settlement but the constraints identified are likely to preclude development.
Mitigation Measures	Transport, Landscape and Pollution
Cumulative Impacts	Application WD/2023/066/MAO to north of Polegate has permission for 240 homes. Cumulative impacts will need to be considered in more detail at the next stage with regard to Transport, Landscape & Townscape & Pollution in relation to proposals which have already been approved and new evidence.
Selection / Rejection	**Reject Site**

POLEGATE

IMPACTS	
Major Positive Impacts	
Housing	Proposals for c.230 dwellings which would contribute to the District's housing need. Housing would not be in a sustainable settlement and would be isolated from the town and local services and facilities.
Minor Positive Impacts	
Green & Blue Infrastructure	The site is bound by mature trees and hedgerows, and significant areas of ancient woodland, which contribute towards the green infrastructure network of the site as well as to the wider area. The size and scale of development will require on site provision of green infrastructure, which will lead to increased provision of green infrastructure in the locality, however, the segregated nature of the site will limit the value and prevent connectivity and benefits to the wider area and population.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk and overheating. Specific mitigation measures need to be identified.
Flood Risk	The site lies wholly within Flood Zone 1. There is a risk of surface water flooding across a northern section of the site running east to west. Some small, isolated areas in the southern portion of the site are also at risk of surface water flooding, although it would have a marginal impact on the developable area without interfering with the existing access of the site. Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. The site is not at risk of groundwater flooding.
Water Resources	Wealden has been identified as an area of serious water stress. Development of this site will increase the demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone. The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is therefore likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality.
Soil, Land & Minerals	Greenfield/ Agricultural land (not classified). The site is not safeguarded for waste or minerals operations. Development of the site is unlikely to result in land contamination. Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction
Biodiversity	The site is likely to have some notable biodiversity value, as a greenfield site, with a designation on an adjoining the site. These include the north-eastern corner of the site, classed as BOA and the site bordering a BOA along its western boundary. Deciduous Woodland Priority Habitat is found along the southern boundary of the site and along much of the northern boundary of the site. The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Pevensey Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Pevensey Levels.
Historic & Cultural Heritage	Approximately 500 metres north-east of the Wootton Manor Grade II Listed Registered Park and Gardens, and further north of a cluster of Grade II and Grade II* Listed Buildings within the Registered Park and Gardens. The setting of these designated heritage assets is largely derived from the context they are set within, and the surrounding rural locality. Development within close proximity of the north edge of this Registered Park and Garden could potentially erode the rural locality and setting of the site, dependent upon scale of development, topography and intervisibility. Impact from development of the site may be reduced by the separation distance and intervening landscape features between the sites.
Health & Wellbeing	The nearest health services are in Polegate, not readily accessible to the site. The Eastbourne, Hailsham and Seaford CCG has identified contributions may be required towards increasing the size of the health provision and creating more clinical rooms, depending on the size and cumulative effect of development coming forward in the wider area. There is a deficit in amenity greenspace and play provision within the Polegate Parish and a need to explore opportunities to expand existing provision to cater for a wider range of age ranges at existing sites. There are also deficiencies in provision of adult sports pitches and cricket pitches. Over 50% of the site (c.20 Ha) will be provided as green infrastructure and public open space; however, the site will remain detached from facilities and areas in the wider locality, due to the separation of this site from any settlement.
Quality of Life & Place	Dependent on implementation. Further information needed.
Social Inclusion	Dependent on implementation. Further information needed.
Economy & Employment	The proposed development includes options for mixed use development, including provision of employment land which could have a positive impact on the economy and employment. The number and type of jobs proposed is not known at this stage
Education & Skills	The nearest school provision is in Polegate and Willingdon areas, east and south of the site, however the site is severed from both of these areas by the A22/A27. There is a shortfall of 1 form entry at primary school level, expectant from around 2036/37. Options to address the need for education provision include consideration of a new primary school on the Mornings Mill development site to the south, which has planning permission for 700 homes. There is no shortfall in early years and secondary provision. Development of this scale would require contributions towards provision of primary education infrastructure, but the site currently presents challenges for how children would access facilities. Mitigation measures have not been provided.

POLEGATE

IMPACTS	
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. Mitigation measures will need to be identified.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified.
Pollution	Site largely within area classed as 'brighter – brightest'' in light pollution mapping. The north-west corner of the site, and areas to the west and north fall within the 'Darker' categories, highlighting the transitionary nature of the site, between rural areas to the west and north, and urban to the east. South Downs NP lies to the south of the site and could be affected by the increase in light pollution. The location is likely to result in car reliant development and will increase traffic in the area. The traffic congestion has the potential to affect future residents of the development, both through air and noise pollution. Development along the eastern parts of the site, adjacent to the A22 is likely to experience significant noise pollution. Mitigation will need to be identified to avoid any adverse impact, through careful layout and design, including potential noise barriers, and suitable construction
Transport & Accessibility	The current access onto Cophall Farm roundabout, at the centre of the eastern boundary of the site, may not be suitable for large scale growth. There are significant concerns relating to highways capacity along the northbound A22 and the surrounding road network on the A27 and Eastbourne. Further modelling is required to determine whether mitigation can negate any highways capacity impacts. Infrastructure improvements may be needed including improvements to the highways network. Polegate has a railway station but pedestrian and cycle links from the site are currently limited and separated by the A27/A22. There are limited bus services currently serving the site. Mitigation measures have not been provided but should help to minimise impacts.
Town & Village Centres	The site is isolated and detached from any identified settlement or local facilities and amenities. The site is not readily accessible to pedestrians and cyclists and there are limited attractive footpaths links to services and facilities in Polegate, and very limited bus service provision to town and village centres and services beyond. There is a lack of detail as to how the site would be made accessible to the facilities in Polegate. Submission documents refer to retail and leisure provision being made on part of the site. This will need to be balanced against further provision of retail services in this area and effect on the High Street/retail services in nearby Polegate.
Major Negative	
Landscape & Townscape	The 2023 Landscape Sensitivity Assessment states that the landscape is of moderate sensitivity, with a higher landscape sensitivity to commercial/industrial development types. Developing this site would introduce significant built form into a largely rural area that is segregated from any settlement, including Polegate as the nearest town. The A22 acts as a strong natural buffer to this nearby town. Development of this site would extend west of the A22, encroaching beyond that natural barrier, into the rural surrounds of the town. The scale of development and extant of the site would considerably alter the character of the locality, resulting in a loss of substantial countryside that buffers the area and gives a rural setting to the locality. Development would read as encroachment into this undeveloped area, rather than integration with any existing development. Given the scale of development proposed, it is likely that development would also have a potential significant impact on the wider landscape and be highly visible to/from the South Downs National Park (SDNP). This is exacerbated by topography of the site, which also results in views between the site and High Weald National Landscape. There are no details of the proposed scheme at this stage, and landscape mitigation measures which could be implemented, however, it is considered unlikely that this would substantially reduce the negative effects on the landscape.
No Significant Impacts	None

POLEGATE

POLEGATE

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	SA Reg 18(1) Results																				
896/1510	Land at North Polegate, A22 (Employment)																				

COMMENTARY	
Site	58 hectares of land, located to the north of Polegate. Largely comprises agricultural land, with sporadic residential properties and some small-scale commercial uses nearby. The site is bound by the A22 dual carriageway to the west, the Cuckoo Trail to the east, and more rural roads of Bay Tree Lane and Sayerland lane to the south. The site is detached from Polegate (a sustainable settlement as defined in the Settlement Hierarchy) by the A27 and is isolated from local services, facilities, and public transport. The site is also located some distance form Hailsham to the north, another sustainable settlement, but with intervening agricultural land meaning the site reads as a separate settlement to this one to the north.
Development Proposal	87,00 sqm of employment space with associated space for landscape, ecological enhancements, drainage attenuation and green infrastructure.
Summary of Assessment	• The site was previously assessed as a residential site as part of the Reg 18(1) SA and is now proposed from employment use. • c. 87,000 sqm of employment space which will make a positive contribution to the District's employment need and could help to provide some additional provision for Eastbourne's need • Segregated from Town (Polegate) and local services and facilities • Part of site in 'darker sky' area and will result in an increase in light pollution • Scale of development will result in an increase in traffic, air and noise pollution • Concerns regarding highway capacity. Further consideration is needed on whether suitable access is possible here, for the scale and quantum of development proposed. • Poor pedestrian/cycle connections • A 15m buffer will be needed around the area of Ancient Woodland known as Nightingale Shaw Farm, at the north-west corner of the site. • The landscape is identified as being moderately sensitive, partly due to this semi-rural location, historic field pattern, and presence of ancient woodland, balanced against proximity of existing development and existence of nearby road disturbance. Likely to have a negative impact upon South Downs National Park, High Weald National Landscape and Registered Park & Garden • Lies within Pevensey levels SAC / Ramsar catchment and adjacent to BOA. • Sayerland House, a Grade II Listed Building, is adjacent to the south-east corner of the site, fronting Sayerland Lane. • Proposal conforms with the Spatial Strategy providing employment provision in the strategic corridor A22/A27 close to Polegate.
Mitigation Measures	Development may drain to the Pevensey Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels. Mitigation measures will also need to be identified for transport, landscape, ecology and historic environment. Given the size of the site, it has the ability to include extensive mitigation
Cumulative Impact	Cumulative impacts will need to be considered in more detail at the next stage with regard to Transport, Landscape & Townscape & Pollution in relation to proposals which have already been approved and new evidence.
Selection/Rejection	**SELECT**

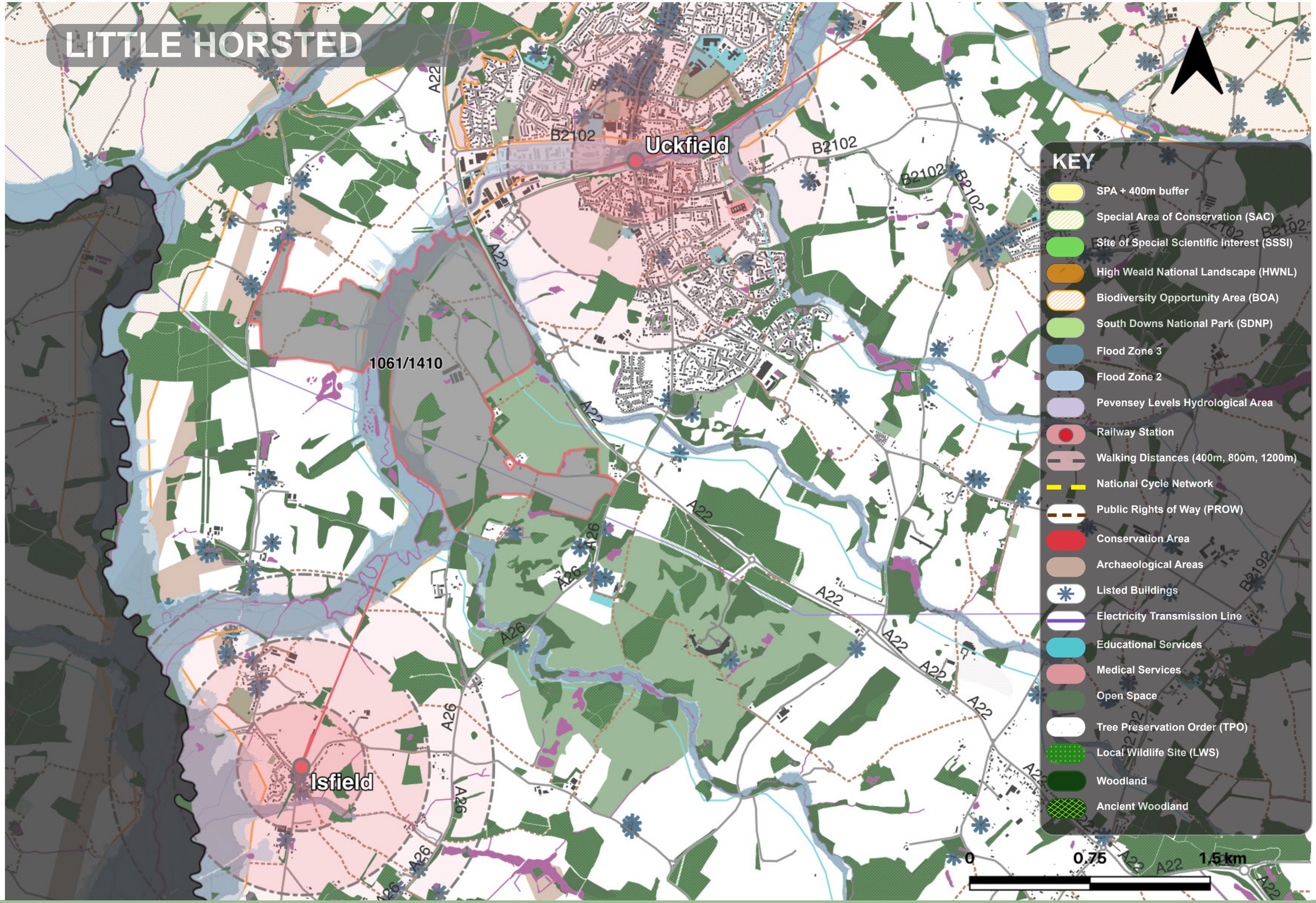
POLEGATE

IMPACTS	
Major Positive Impacts	
Economy & Employment	87,000 sqm of employment space which will have a positive contribution to Wealden's employment need (194,000 sqm and 167,290sqm residual need) and provide a potential contribution to Eastbourne's employment need. The proposals for the development estimate 968 temporary jobs could be supported per annum during the build phase, including on-site roles and jobs in the wider supply chain. Around 1,188 full-time equivalent jobs (FTEs) are expected to be supported on-site once the scheme is built and operational. The build phase is estimated to generate around £108.4million of economic output. Once built and operational, the contribution to economic output by the scheme is estimated at £49.4million per annum.
Minor Positive Impacts	
Green & Blue Infrastructure	The site is bound by mature trees and hedgerows, includes Ancient Woodland (Nightingale Shaw Farm) to the north, and abuts other areas of woodland around and through the site. The size of the site and scale of development would require on site provision of green infrastructure. The proposals include approximately 55% of the site as green infrastructure. The development would lead to increased provision of this green infrastructure in the locality, however, the segregated nature of the site limits the value, preventing integration and benefits for the wider area and population.
Education & Skills	The 1,188 FTE on-site jobs are estimated to break down as follows: an estimated 356 on-site jobs will be for people with a degree or higher; 212 on-site jobs will be for people with A levels or equivalent; around 83 on-site jobs could require no formal qualifications and 538 on-site jobs would require other qualifications.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk. Specific mitigation measures need to be identified.
Flood Risk	The site lies largely within Flood Zone 1, which would be suitable for development. Part of the central eastern side of the site is in Flood Zones 2/3 and is also at risk from surface water flooding, which may affect access to and across parts of the site, creating challenges with suitable access for use/egress in the event of a flooding event. Small pockets of land to the north also include risk of flooding form surface water. The site is not within an area of groundwater concern. Mitigation measures will need to be identified.
Water Resources	Wealden has been identified as an area of serious water stress. Development of the site will increase the demand for water consumption and wastewater treatment. The site is not within a groundwater source protection zone. The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, with drainage ditches forming part of the drainage network of the levels. Development is likely to be subject to Appropriate Assessment to secure necessary mitigation to control water flows to the SAC and protect water quality.
Soil, Land & Minerals	Greenfield/ agricultural land (not classified). The site is not safeguarded for waste or minerals operations. Development of the site is unlikely to result in land contamination. Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified.
Biodiversity	The site is likely to have some notable biodiversity value, given the greenfield nature of the site; Ancient Woodland (Nightingale Shaw Farm); priority habitat to the north and east of the site; and designation of the adjacent Cuckoo Trail as a Biodiversity Opportunity Area. Development would need to provide a suitable space and buffers to protect these areas and the habitat they provide, including a 15m buffer around the area of Ancient Woodland known as Nightingale Shaw Farm, at the north-west corner of the site. Incorporating this buffer is likely to make development on this part of the site challenging, as access around the woodland, in remaining land, may be difficult to achieve in a cohesive and suitable manner. The site is located within the catchment of the Pevensey Levels SAC/Ramsar site, designated as such due to the flora and fauna of the lowland west grassland system and associated biodiversity and species it supports. Development may drain to the Levels and will therefore be subject to Appropriate Assessment to secure necessary mitigation to control water flows and protect water quality and protect the biodiversity of the Levels.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Historic & Cultural Heritage	Sayerland House, a Grade II Listed Building, is adjacent to the south-east corner of the site, fronting Sayerland Lane. The proposals include development around the plot of Sayerland House, adjacent to the entire north boundary of the designated heritage asset, and close to the west and south of the plot. There is potential for development to have an impact on the setting of this Listed Building, especially due to development shown to the north. Mitigation measures need to be identified.
Health & Wellbeing	The proposals include the provision of green infrastructure, which will have a positive impact for the wider area as well as the provision of pedestrian and cycle routes through the site.
Quality of Life & Place	Dependent on implementation. Further information needed.
Social Inclusion	Dependent on implementation. Further information needed.
Town & Village Centres	The site is isolated and detached from any identified settlement or local facilities and amenities.

POLEGATE

IMPACTS	
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. Mitigation measures will need to be identified.
Pollution	South-western part of site within area classed as 'brighter – brightest' in light pollution mapping but the majority of the site, to north and east, in 'darkest' area, which highlights the transitionary nature of the site, between rural areas and the town of Polegate and associated highways/service areas. Development is likely to be car reliant, and will increase traffic in the area, and add to the already congested Polegate/Willingdon/A27/A22 interchange nearby the site. Development along the western and southern parts of the site is likely to experience significant noise pollution from these key transport routes. Mitigation will need to be identified.
Transport & Accessibility	Access is proposed via Bay Tree Lane to the south, which is accessed from the A22 to the west. The existing carriageway will be realigned and a roundabout created to provide access to the Site. Further consideration of the proposed access arrangements will be needed, for the scale and quantum of development proposed. Development in the wider area is also subject to assessment of highway capacity relating to the capacity along the northbound A22 and the surrounding road network on the A27 and Eastbourne. Currently, there are no pedestrian links into Polegate, and footways to connect to at the south of the site. The Cuckoo Trail lies to the east, providing car free pedestrian and cycle routes into Polegate town itself, and further north to Heathfield, however the route is unlit and lacks natural surveillance. Bus services run from Polegate, with limited services to the south of the A22 but connections to the site would need to be improved. Polegate has a railway station which has multiple services an hour to London and across the south coast. Mitigation measures would need to be identified.
Major Negative	
Landscape & Townscape	The 2023 Landscape Sensitivity Assessment assessed the site as moderately sensitive, with higher landscape sensitivity to medium scale residential development. The assessment subdivided land across the north and south of the site. The northern areas include significant assets which indicates higher sensitivity. The separation and distance from Polegate, increases the sensitivity of the site to development as it relates more to the wider countryside. The site has occasional long-distance views to the SDNP and the wooded backdrop of the HWNL. To the south, the field pattern, PROW, and separation from Polegate increase sensitivity. However, the lack of priority habitats or historic features, the enclosed character of the sites, limited public access, disturbance from the A27 and A22 and existing development within the site reduce sensitivity to development. Developing this site would introduce significant built form into a largely rural area that is segregated from any settlement. The scale of development and extant of the site proposed would also considerably alter the character of the area, resulting in a loss of substantial countryside that buffers the area and gives a rural setting to nearby settlements. Development would appear as encroachment into this undeveloped area, rather than integration with any existing development. The proposals exclude built form to the north west corner of the site, fronting the A22, and to the northern most section of the site fronting the Cuckoo Trail to the east. However, built form is still substantial across the entire north-south depth of the site. The landscape is identified as being moderately sensitive, partly due to this semi-rural location, historic field pattern, and presence of ancient woodland, balanced against proximity of existing development and existence of nearby road disturbance. The assessment states that occasional long-distance views to the SDNP and the wooded backdrop of the HWNL increase sensitivity to development.
No Significant Impacts	Housing (Employment site)

LITTLE HORSTED



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Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
REJECT	SA Reg 18(1) Results																				
1061/1410	Owlsbury (Mixed Use - Little Horsted)																				

COMMENTARY	
Site	167.22 ha greenfield land, mainly in agricultural use. The site is currently detached from Uckfield and its local facilities and amenities. Uckfield is classed as a Type 1 settlement (Town) within the settlement hierarchy, a sustainable settlement with its own mainline railway station and frequent bus services to key towns outside of the District, as well as bus services between smaller settlements. The land is in single ownership.
Parish / Settlement	Uckfield / Little Horsted (Uckfield - Type 1 Town / Little Horsted - Type 5 Neighbourhood)
Development Proposal	A proposed new neighbourhood to the west of the A22 and Uckfield comprising c.1,700 dwellings, a new 60ha SANGs, employment floorspace, new and enhanced walking and cycling infrastructure, new community infrastructure and education infrastructure (including a new two form entry primary school and pre-school nursery). [**Planning App WD/2025/0922/MEA**]
Summary of Assessment	• Light pollution will be introduced in a 'darker sky' area • Site detached from local services and facilities in Uckfield • The proposed new pedestrian crossings across the A22 dual carriageway, to improve connectivity to Uckfield, are currently uncertain and will need to be resolved • Significant concerns regarding highways capacity and traffic congestion • Opportunities to link and connect to existing settlements, as well as existing and future employment hubs in Uckfield at Bellbrook Industrial Estate and the new Ridgewood Employment Area. • Landscape 'moderate sensitivity' - development to the south of the site has now been removed from proposals to reduce impact • Sufficient facilities will need to be provided within the site to serve the development and prevent further car use as far as possible. • Additional health facilities will need to be provided. • Spatial Strategy - in conformity with the Spatial Strategy, providing a significant extension to an existing sustainable settlement, supported by necessary infrastructure and facilities.
Mitigation Measures	• The scheme is proposing a range of measures to deliver a net zero development • SANGs/SAMMS will be needed - details of landscape mitigation measures limited at this stage • Walking and cycling connections are proposed to Uckfield centre and rail station, within a 30-minute walk or 10-minute cycle, including proposals for a dedicated 1.5km Active Travel route. The proposals seek to safeguard the Lewes to Uckfield rail route along the old, dismantled railway. • A phased strategy of new/extended bus services are proposed, including a 'year one' bus link to the town centre.
Cumulative Impacts	Cumulative impacts will need to be considered in more detail at the next stage with regard to Transport, Landscape & Townscape & Pollution in relation to proposals which have already been approved and new evidence.
Selection / Rejection	**SELECT**

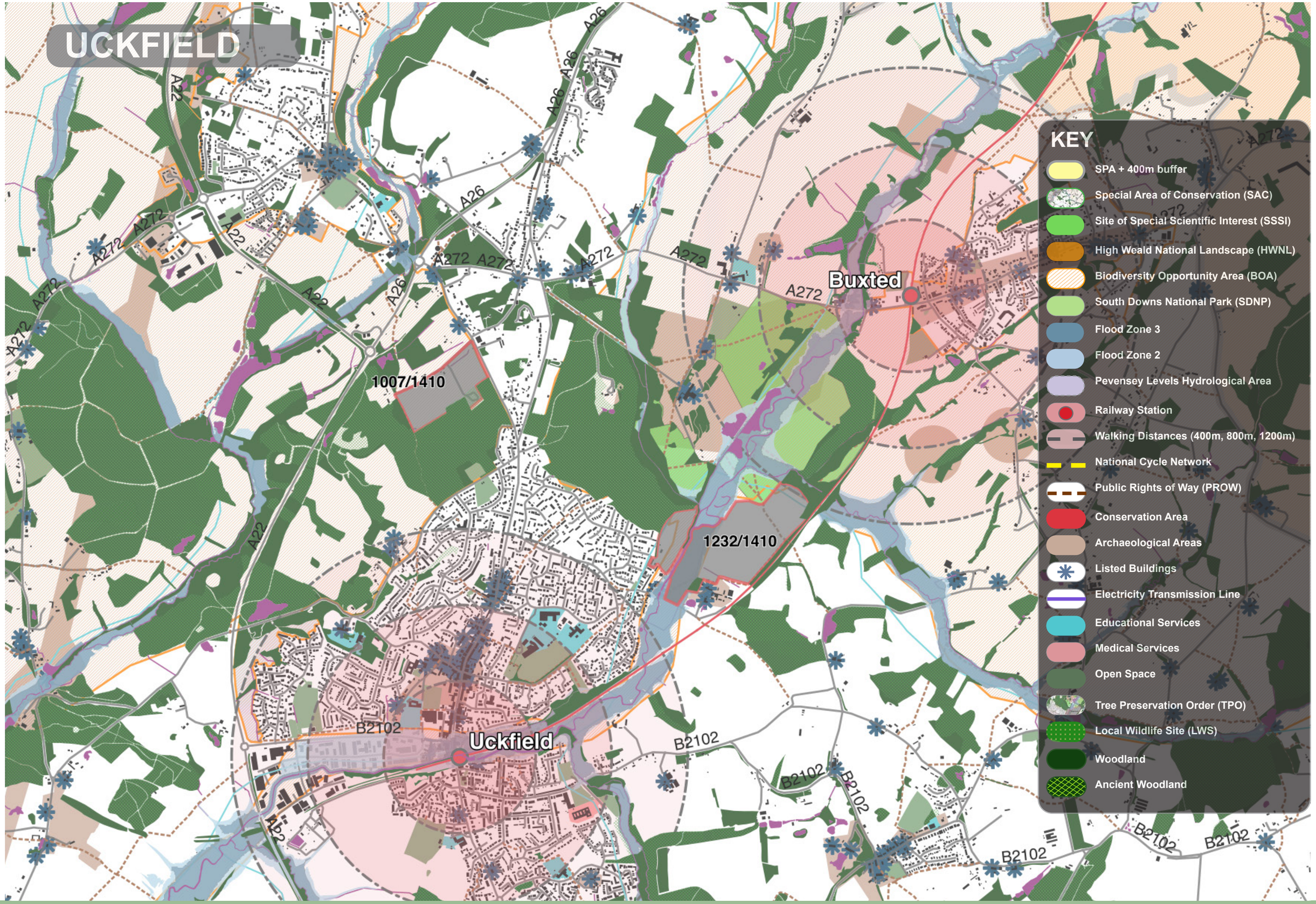
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IMPACTS	
Major Positive Impacts	
Green & Blue Infrastructure	The internal field boundaries are typically formed by mature hedgerows and watercourses and there are a number of field ponds within the area, including fields formed by modern amalgamation. These features provide wildlife corridors and stepping stones within the site and to the wider countryside and contribute to the green infrastructure network. The proposals seek to deliver attractive and publicly accessible green space with approximately 12km (8 miles) of dedicated, accessible Active Travel and segregated 'green' routes. There will also be a new 60ha 'Wild Owlsbury' (SANG), with circuit trails and habitat enhancements. Existing trees and hedgerows within the site will be retained and enhanced, which will contribute to the green infrastructure network.
Biodiversity	There are no designated biodiversity sites within or close to the site. The site is located within the 7km zone of influence for the Ashdown Forest SPA, which requires the provision of SANGs. The River Uck Habitat Link Biodiversity Opportunity Area (BOA) runs around the western boundary and northern boundary of the site, following the flow path and floodplain of the River Uck. There are several pockets of ancient woodland (also classed as Priority Habitat Deciduous woodland in some cases) and some other priority habitats dotted throughout the site, but particularly to the southeast. The site's biodiversity value may be significant in parts such as the BOA, which would need to be investigated and appropriate mitigation provided. The proposals are seeking to provide significant biodiversity protections, creation and enhancement through retaining and enhancing trees and hedgerows within the site, enhancing existing habitats and creating new ones on the currently low ecological value agricultural land and the provision of a new wetland habitat.
Minor Positive Impacts	
Flood Risk	The majority of the site is within Flood Zone 1. Flood zones (2, 3a and 3b functional floodplain) border the north, western and eastern boundaries of the site and the flood zones extend through the site running from north to south, bisecting the site. The site is also affected by surface water flood risk, these areas are relatively limited given the scale of the site spread throughout the site, with larger areas focussed on the River Uck. Given the size of the proposal, it is likely suitable mitigation for surface water flood risk could be implemented, although the promoter has stated that the underlying soil is unlikely to be suitable for infiltration systems and surface water will need to be discharged to local watercourses. Much of the site, except for central part and south-eastern tip of the site is within an area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations will be required as part of any development. A sequential approach to the location of development on site will need to be taken to direct development to the areas of the site not at risk of flooding first. The proposals seek to create a wetland park within the floodplain of the river Uck and provide extensive SuDS within the site to manage flood risk. The proposed housing is directed to the areas within Flood Zone 1.
Water Resources	Wealden has been identified as an area of serious water stress. The development of the site will increase the demand for water consumption and wastewater treatment. The River Uck flows through the western and northern edge of the site and is classified as in poor ecological status and failing in its chemical status. Development of the site could exacerbate the River's poor status through potential pollution, directly and indirectly through surface runoff and discharge. The proposals seek to provide measures to improve the water quality of the River Uck through the provision of wetland and the creation of new habitat. The site is not within a groundwater source protection zone.
Housing	The proposals include c.1,700 homes (c. 1500 in the Plan period), which will significantly contribute to the District's identified housing need for the plan period and future needs. The planning application states that the development will include 50 residential care, late living units (C2) and 35% affordable housing; 75% of which will be affordable rented, the other 25% being affordable ownership. The scheme also seeks to provide homes for first time buyers, older persons and accessible housing.
Quality of Life & Place	The proposals seek to create safe, attractive and socially integrated spaces within the development to improve quality of life and will provide a site specific Design Code.
Social Inclusion	The proposals seek to deliver a wider range of housing types, community spaces and infrastructure to assist in reducing social deprivation.
Economy & Employment	The proposals seek to maximise opportunities to link and connect to existing settlements as well as existing employment centres in Uckfield at Bells Industrial Estate and the new employment site permitted at Ridgewood, whilst at the same time fostering the creation of employment within the site to complement the existing employment offer, by creating opportunities for start-ups and maker spaces that are located within the heart of the neighbourhood. This could provide access to employment for future residents. The planning application includes provision for 2,722 sqm of employment floorspace (Class E) in the neighbourhood centre.
Town & Village Centres	The site is currently isolated and detached from any identified settlement or local facilities and amenities, although the proposals seek to create a new community and neighbourhood centre and provide links with Uckfield Town Centre, which is likely to benefit from the number of new residents anticipated at the site.
Education & Skills	The proposals include new community infrastructure and education infrastructure (including a new two form entry primary school and pre-school nursery), which will serve the new residents of the development and will ensure trips outside the new neighbourhood for schooling are limited. The nearest secondary school is Uckfield College, which currently has capacity for additional demand.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk. Specific mitigation measures need to be identified.
Historic & Cultural Heritage	There is a single Grade II listed building (Owlsbury Farm) located within the north-eastern portion of the site, which could be affected by new residential development in this location. The suitability of any development would need to be considered in the context of the setting of this listed building. There are also a number of other listed buildings (six in total) located to the south-east and south-west of the site, associated with the village of Little Horsted. The suitability of any development would need to be considered in the context of the setting of these listed buildings.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Health & Wellbeing	The nearest health services (GPs, dentists, pharmacy and hospital) are in Uckfield, approx. 2 miles from the site. The Uckfield clinical area is currently close to capacity and is likely to need a new surgery, or funding to extend the surgeries in the area. Sports facilities are available in Uckfield (Freedom Leisure Centre) and these are accessible by bus. The proposals include the possibility of new health and recreation facilities, but further details are needed. The proposal confirms the provision of a new, public Owlsbury Sports Club facility, with all-weather outdoor multi-purpose sports facilities and clubhouse, serving the north of Wealden.

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IMPACTS	
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. The scheme is proposing a range of measures to deliver net zero development including: Minimising energy usage by design and maximising on-site renewable energy production for community use, maximising low/zero carbon building technologies such as energy efficiency and fabric performance and enhancing water-use efficiency throughout the neighbourhood; Minimising car dependency by design through an integrated Active Travel agenda; Domestic EV charging and an integrated approach with a new Gridserve EV fast-charging station; Ensuring flood resilience and improving flood capacity to improve flooding on the River Uck with the sustainable drainage contributing to new wetlands; and enhanced carbon sequestration through the provision of new permanent meadows and woodlands. The scale of development will still result in a significant increase in carbon emissions despite the proposed mitigation measures.
Soil, Land & Minerals	Greenfield / agricultural land (majority not classified). 10.75 ha classified Grade 3a (good to moderate) agricultural land, 5.59 ha classified Grade 2 (good quality) agricultural land, which equates to a loss of 16.34ha of BMV land. Development should seek to avoid BMV land. The site is not safeguarded for minerals or waste operations. There are no known issues with contamination of land.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified.
Pollution	Majority of site within 'darker' area of light pollution mapping, the only exception being the north-east corner of the site near the existing farm and the A22. Given the size and location of this site and the potential quantum of development that is proposed, significant levels of light pollution are likely to be introduced. Given the scale of development proposed, there is likely to be a significant increase in traffic and congestion on the road network, although the mitigation measures proposed such as enhancements to walking and cycling infrastructure, may reduce impacts.
Landscape & Townscape	The 2023 Landscape Sensitivity Assessment assessed the site as 'moderate sensitivity' to development, as it shares some of the characteristics of the wider assessment area, including the undulating landscape crossed by the narrow valley of the River Uck. The field pattern of much of the site is influenced by modern field amalgamation, a consented solar electric forecourt (Gridserve Development) to the north of the site at Copwood Farm, and the proximity of the site to the busy A22, which decreases sensitivity to the east. Development of the site will introduce significant built form into a largely rural area. Development should focus on the eastern areas of the site, which are less sensitive and relate better to the existing settlement pattern. The proposals have been amended to avoid the south-east of the site to limit the perception of coalescence between Uckfield and the smaller village of Little Horsted and to maintain the rural character of outward views from Horsted Place Registered Park and Garden and other listed buildings. Given the scale of the proposals, it is likely that development would have a significant impact on the wider landscape. The mitigation measures put forward to address the landscape impacts are limited at this stage.
Transport & Accessibility	The site is detached from Uckfield (a sustainable settlement) to the east by the A22 and its local services, facilities and public transport. The proposals seek to maximise opportunities to link and connect to existing settlements, as well as existing and future employment hubs in Uckfield at Bellbrook Industrial Estate and the new Ridgewood Employment Area. Walking and cycling connections are proposed to Uckfield centre and rail station, within a 30-minute walk or 10-minute cycle, including proposals for a dedicated 1.5km Active Travel route. The proposals seek to safeguard the Lewes to Uckfield rail route along the old, dismantled railway. Potential grade crossing points over the A22 to Uckfield Town Centre along the B2101 are also proposed, although it has not yet been fully established, given the potential need for third party land and agreement from the Local Highway Authority. A phased strategy of new/extended bus services are proposed, including a 'year one' bus link to the town centre, providing a robust and visible level of non-car use. A through highway route is also proposed for the site that would also be used for bus services. In addition, a new vehicular access junction would be provided along the A22, creating a new fourth arm on the Owlsbury Roundabout, which currently serves the Ridgewood site to the east of the A22, as well as a left in – left out priority junction at the north-eastern corner of the site with the A22. A bus/emergency and existing residents' access only junction with the A26 to the south of the site will be created. Although there are a number of positive mitigation measures put forward by the proposal, uncertainty remains regarding the crossing points over the A22 for pedestrian and cyclists.
Major Negative	None
No Significant Impacts	None

UCKFIELD


A26
A272
A22
1007/1410
1232/1410
Buxted
Uckfield
B2102
KEY
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Listed Buildings
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland

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Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
SELECT	SA Reg 18(1) Results																				
1007/1410	Land at White House Farm, London Road																				

COMMENTARY	
Site	11.19 ha site which comprises agricultural fields, agricultural buildings, a residential dwelling, and a campsite. The site is located in a semi-rural location to the west of Ringles Cross in between the settlements of Maresfield, Five Ash Down and Uckfield, separated from those settlements by large ancient woodlands. Uckfield is classed as a Type 1 settlement (Town) within the settlement hierarchy, a sustainable settlement with its own mainline railway station and frequent bus services to key towns outside of the District, as well as bus services between smaller settlements. The site is opposite land which has an approved planning application for residential development (**Ref. WD/2022/0648/MAO**)
Parish / Settlement	Uckfield / Ringles Cross/ Five Ash Down (Type 4 - Secondary Village)
Development Proposal	c. 240 dwellings
Summary of Assessment	• A lot of uncertainty - no developer identified at present • The site would make a positive contribution to the housing need for the District within the Plan period • Site within 7 km of Ashdown Forest SPA and will need to provide suitable mitigation measures • Biodiversity Opportunity Area (BOA) 48 covers the whole site • Priority habitat deciduous woodland and ancient woodland border the site to the south and west, suitable buffers would need to be provided • Site is located reasonably close to railway stations of Uckfield and Buxted. • Public Footpath Uckfield 1 also runs along the western boundary of the site. • Lack of detail on development proposals leads to a large degree of uncertainty on the extent of the impacts, however it is considered likely that suitable mitigation measures can be provided • Spatial Strategy - in conformity with Spatial Strategy located within one of the more sustainable locations and outside the High Weald National Landscape.
Mitigation Measures	• SANGs and SAMMs will be needed • There is a large amount of uncertainty for the proposals at present but it is considered that suitable mitigation measures could be identified as detailed proposals are developed
Cumulative Impacts	Development at Mockbeggars Farm (SHELAA ref. 1005/1410) has been allowed via appeal under planning reference WD/2022/0648/MAO for 60 dwellings. Cumulative impacts will need to be considered in more detail at the next stage with regard to Transport and Landscape & Townscape in relation to proposals which have already been approved and new evidence.
Selection / Rejection	**SELECT**

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IMPACTS	
Major Positive Impacts	
Flood Risk	The site lies wholly within Flood Zone 1. There are small areas of surface water flooding to the north-east corner and south-west tip which can be suitably mitigated. The site is not within an area of groundwater concern and there is no risk of groundwater flooding. There are no identified watercourses on site. Residential development is suitable in this location.
Minor Positive Impacts	
Housing	Site suitable for c. 240 dwellings, which will make a positive contribution to the District's housing need. There are no details on the mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk. Specific mitigation measures need to be identified.
Soil, Land & Minerals	Greenfield/agricultural land (not classified). The site is not safeguarded for waste and minerals operations. There is no known contamination on the site
Water Resources	Wealden has been identified as an area of serious water stress. Development of the site will increase the demand for water consumption and wastewater treatment. Mitigation to be identified
Pollution	Site in an area classified as 'brighter' in light pollution mapping. Development is likely to introduce more light pollution to the area, but mitigation considered possible. Short term impacts likely regarding air pollution during construction. Increase in traffic may have an impact upon air quality, which will need to be confirmed.
Green & Blue Infrastructure	The site is set in a semi-rural location surrounded by woodland, agricultural land and scattered and sporadic development. There are no watercourses in the site. There is ample access to open space given this rural location and provision of a public footpath on the boundary. Development would need to accommodate appropriate buffer zones, setting development away from adjacent ancient woodland and priority habitat deciduous woodland, as well as enhancing the established green infrastructure network. Mitigation is considered possible but details will need to be provided.
Biodiversity	The site is located within 7km of the Ashdown Forest Special Protection Area, and as such mitigation will need to be provided in the form of SANGs and SAMMs provision. Biodiversity Opportunity Area 48 – Western Ouse Streams and Ashdown Forest covers the whole site. The site is enclosed by mature hedgerows and trees that connect into the wider countryside to the north and west, offering opportunities for wildlife corridors and stepping stones to the wider area. Paygate Wood and Budlett's Wood, which adjoin the southern and western boundaries of the site respectively are designated priority habitat deciduous woodland, as well as ancient woodland. Further studies are required to establish the ecological value of the site. An appropriate quantum, siting and scale of development with accompanying mitigation should enable the retention, protection and creation of ecologically valuable features within the site, as well as retaining the appropriate buffer zones from adjoining woodland. Mitigation measures need to be provided.
Landscape & Townscape	The 2023 Landscape Sensitivity Assessment identifies the site as being of moderate sensitivity to development, although it is well screened and enclosed by mature hedgerows and trees. The site does not lie within the High Weald National Landscape or the setting of the South Downs National Park. Appropriate buffer zones will be needed in relation to the adjoining woodland.
Historic & Cultural Heritage	The Grade II* Listed Registered Park and Garden Buxted Park (list entry no. 1000308) are located approximately 350m to the east of the site. Budletts House, a Grade II listed building (list entry no. 1028229) is located approximately 100m north of the site. A full assessment on the setting of these heritage assets will be required.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Transport & Accessibility	The site is served by an existing vehicular access on to London Road, which would require improvement to support intensification. The site is served by a regular bus service to Uckfield (c.5 mins) where there is a main line railway station. There is also a railway station at Buxted. A footpath runs along the western side of London Road past the site providing direct access to Uckfield. Public Footpath Uckfield 1 also runs along the western boundary of the site. London Road does not have dedicated provision for cyclists, nor any streetlighting, providing some hindrance for cycling after dark. The speed limit is 30 miles per hour, appropriate for cycle journeys. Additional development in this location would put extra pressure on the road network, particularly given the scale of development proposed here. A full transport assessment would be needed, and it is noted that works will be required to ensure the access is suitable for intensification.
Health & Wellbeing	The nearest health services are at the Meads Medical Centre in Uckfield, approximately 1.8 miles away. There is also a GP at Buxted Medical Centre. The Uckfield clinical area is currently operating close to capacity and is likely to need a surgery, or funding to extend the surgeries in the area. Sports facilities are available in Uckfield (Freedom Leisure Centre), which are accessible by bus (numerous services 7 times a week). The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a shortage of provision in Uckfield. Mitigation measures need to be identified.
Quality of Life & Place	Dependent on implementation. Further information needed.
Social Inclusion	Dependent on implementation. Further information needed.
Education & Skills	The nearest primary school is Bonners C of E Primary School and nursery 0.5 miles away in Maresfield, accessible by a 12 minute walk. Secondary education is available in Uckfield at Uckfield College, which provides education from Year 7 to Sixth Form and there is a regular bus service from Lewes Road. Capacity of education provision is currently adequate to meet the needs of new development in this area, however, more early years and nursery provision may need to be provided.
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. Mitigation measures will need to be identified.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified.
Major Negative	
No Significant Impacts	Economy & Employment; Town & Village Centres

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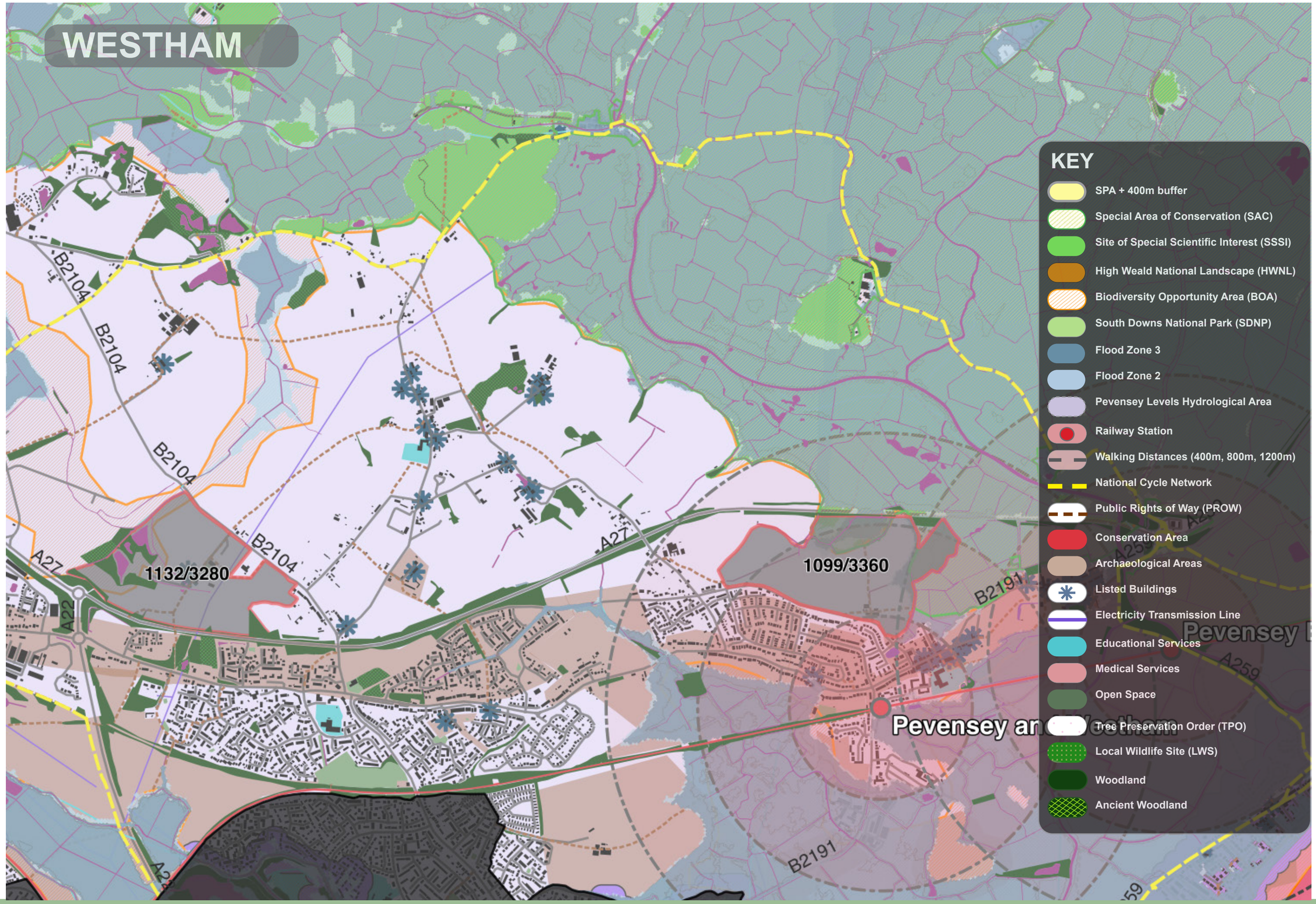
Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Sustainability Objectives																					
-	SA Reg 18(1) Results (NOT ASSESSED)																				
1232/1410	Hempstead Farm (NEW) (929/1310)																				

COMMENTARY	
Site	28.10 ha site part brownfield/ part greenfield. The site includes Hempstead Manor Farmhouse, a Grade II listed building and a range of associated outbuildings which have been added over time. These buildings are predominantly out of use, having previously been used as a horse and donkey sanctuary. Planning permission and listed building consent was granted earlier in 2023 for the rationalisation of existing buildings here and the conversion of existing barns to create four residential units. The land includes playing pitches, club house and ancillary structures associated with Uckfield Rugby Football Club. The remainder of the site is open, agricultural land, which is bisected by the River Uck.
Parish / Settlement	Uckfield / Uckfield (Type 1 - Town)
Development Proposal	c. 200 dwellings including a retirement/extra care facility, to be accessed via a new bridge crossing over the River Uck. Replacement and improved playing and clubhouse facilities for Uckfield Rugby Football Club, to be located at the northern end of the site.
Summary of Assessment	• c. 200 homes including retirement accommodation proposed as re-provision of the existing rugby club facilities • Site bisected by River Uck and flood plain area including area of flood risk within Zones 2 and 3. • Site close to Uckfield railway station and is well served by buses/ pedestrian/ cycle routes. Access will need to cross flood plain via a new bridge subject to viability assessment • The site extends considerably to the east and north of the existing built form, projecting into the open countryside, which sits at a lower level than the adjacent housing and currently reads as part of the flood plain and open space around the town. May cause harm to character of areas. • BOA follows the route of the river and extends to the west and north of the site • Ancient woodland and SSSI along the boundary of the site to west and north • Flood management scheme proposed which includes measures to improve biodiversity, provision for SuDS etc. but lacks detail • A lot of uncertainty as the proposals lack detail at this stage • Spatial Strategy - the proximity of the site to a sustainable settlement is in conformity with the strategy but there are questions regarding the bisection of the site by the River Uck.
Mitigation Measures	• Flood Management Plan • Re-provision of rugby club facilities • No residential development is located adjacent to the eastern edge adjacent to the railway line to provide mitigation to noise pollution and a landscape buffer will be provided • Further details needed
Cumulative Impacts	Cumulative impacts will need to be considered in more detail at the next stage with regard to Transport, Landscape & Townscape & Flood Risk in relation to neighbouring proposals, sites which have already been approved and new evidence.
Selection / Rejection	**POSSIBLE**

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IMPACTS	
Major Positive Impacts	
Housing	c. 200 homes and a retirement/extra care facility (134 market homes, 60 older person homes) expected to go ahead within the next five years.
Minor Positive Impacts	
Health & Wellbeing	The Uckfield clinical area is currently operating close to capacity and is likely to need a surgery, or funding to extend the surgeries in the area. The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a shortage of adult and youth (9v9) football pitches in Uckfield, together with a shortage of 0.5 of a 3G pitch and rugby pitches (senior rugby union, mini junior and senior women). The proposals seek to re-provide and improve playing and clubhouse facilities for Uckfield Rugby Football Club from the west of the site to the north.
Education & Skills	The nearest primary school is Manor Primary School, within walking distance from the site. Secondary education is available Uckfield College, adjacent to the primary school, which provides education from Year 7 to Sixth Form. Capacity of education provision is currently adequate to meet the needs of new development in this area, however, more early years and nursery provision may need to be provided in the future. The western parcel of the site is to be returned to ESCC for potential educational purposes.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk. A SuDS strategy is proposed for the wider site and there is potential for renewable energy within the site. Specific mitigation measures need to be identified.
Flood Risk	The site includes low lying flat open land, which constitutes a large area at greatest risk of flooding, including Flood Zone Risk 2 and 3 (c. 4.85 ha). The site is also bisected by the River Uck at this point, making access across all parts of the site difficult to achieve. Development would be located in areas of Flood Zone risk 1 but access to the site would need to go through the flood plain. Flood management proposals include measures such as the creation of ponds, swales, channels and wetland areas designed to be able to hold flood water and provide additional flow capacity and volume storage during high water level episodes.
Water Resources	Wealden has been identified as an area of serious water stress. Development of the site will increase the demand for water consumption and wastewater treatment. Mitigation to be identified
Soil, Land & Minerals	Greenfield/agricultural land (not classified). The site is not safeguarded for waste and minerals operations. There is no known contamination on the site
Pollution	The eastern side of the site is adjacent to the railway and will need to include mitigation measures for noise. The site is in an area classified as 'brighter' in light pollution mapping. Development is likely to introduce more light pollution to the area, but mitigation considered possible. Short term impacts likely regarding air pollution during construction. Increase in traffic may have an impact upon air quality, which will need to be confirmed.
Green & Blue Infrastructure	Development is located on the eastern part of the site, set back from the river and flood plain area with the rugby pitches and facilities located to the north of the site. A flood management plan is proposed which includes the provision of trees and planting to mitigate impacts. Trees and hedgerows will be retained where possible . Further details will be needed.
Biodiversity	A BOA covers the area of the river and also extends to the west and north of the site. Ancient woodland is also located to the north and west of the site, although there are no areas within the site. Railway wood to the north-east of the site across the railway line is a TPO woodland. A SSSI (Buxted Park) also lies to the north of the site. Creation of ponds, swales, and wetland areas to mitigate flood risks are proposed while enhancing biodiversity. Further details needed.
Landscape & Townscape	The site extends considerably to the east and north of the existing built form, projecting into the open countryside, which sits at a lower level than the adjacent housing and currently reads as part of the flood plain and open space around the town. Development across the entirety of the site, and/or in isolation, may cause harm to the character of the locality. Creation of one cohesive development would be hard to achieve as a vehicular access cannot be gained easily through and across the site due to flood risk and the presence of the adjacent railway lane. Only some parts of the site may therefore be developable, namely the western portion, and this would require the re-provision of the existing sporting facilities and the rugby pitch in order to be acceptable in principle. Further details will be needed.
Historic & Cultural Heritage	Hempstead Farm to the south contains a Grade II* listed Farmhouse and a Grade II listed Oast House and are within an archaeological notification area. The buildings are visually separated from the proposed development area. Mitigation measures will be needed.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Transport & Accessibility	Potential for the site to be accessed from Oakwood Drive without the need for third party land. From here, a new bridge would be required over the River Uck, connecting into the wider development. Hempstead Lane would be improved where necessary but would be retained as an emergency access only. There is a good local footpath network, including public footpaths through the site, which it would be possible to connect into to enhance the area's permeability. There are no formal cycle routes in the immediate area but the main road network locally is considered to be suitable for cyclists. Regular bus services are available nearby, which provide a direct connection to the town centre and further afield. Uckfield railway station is also around 2km (30 minute walk) from the site. The railway line runs along the eastern boundary. Uckfield and local employment facilities are within a 5km cycling catchment area. The highways network is considered adequate, however, the new access route would need to go across the flood plain, which will need to be assessed for viability.
Quality of Life & Place	Dependent on implementation. Further information needed.
Social Inclusion	Dependent on implementation. Further information needed.
Town & Village Centres	The site is close to Uckfield and will help to support the long term vitality and viability of the town centre.
Economy & Employment	The development is likely to create jobs / skills in the short term during construction as well as maintaining the existing rugby club facilities.
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. Mitigation measures will need to be identified.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified.
Major Negative	None
No Significant Impacts	None

WESTHAM


B2104
B2104
B2104
A27
A22
1132/3280
A27
1099/3360
B2191
B2191
A259
Pevensey
Pevensey and Westham
KEY
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Listed Buildings
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland

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WESTHAM		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	**Address**																				
SELECT	**SA Reg 18(1) Results**																				
1099/3360	**Land at Peelings Lane, Westham**																				

COMMENTARY	
Site	32.49ha site. Comprises agricultural fields, paddocks and farm buildings located at the northern periphery of Westham. Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure, where local residents depend upon other larger settlements to meet a broad range of needs. Westham is in very close proximity to Eastbourne, a regional town, which borders the District to the south.
Parish / Settlement	Westham / Westham (Type 2 - relates to regional centre outside District)
Development Proposal	c.240 dwellings
Summary of Assessment	• New access to site needs to be provided – vehicular, pedestrian and cycle, which is considered feasible. • Landscape & Townscape sensitivity limit the amount of developable land available • Flood Risk reduces area of developable land • North of site in 'darker' light pollution area • Eastern area of site not suitable for development due to ecological/landscape constraints • South-west of site may be suitable for development if other issues can be overcome. • Site considered suitable for 150 (net) dwellings on the western most field of the site (including site 732/3360) in SHELAA, as it would be possible to provide a suitable access at the junction between Peelings Lane and St John's Drive, adjacent to recent new development. • The entire site would not be suitable for development as it would have substantial impact upon the landscape north of Westham and impact upon the watercourse that flows into the Pevensey Levels. • Is in conformity with Spatial Strategy. Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure where local residents depend upon other larger settlements to meet a broad range of needs, however Westham is in close proximity to Eastbourne (c. 2km).
Mitigation Measures	• Creation of a central biodiverse parkland including community orchards and paddocks, open space areas and a wetland. 60% of site natural green space • A network of new footpaths to link both east to west and north to south across the new parkland is proposed as well as the creation of pedestrian and cycle links between the proposed and existing development to promote active travel. • Comprehensive SuDS strategy
Cumulative Impacts	There are no other significant residential proposals in the vicinity which are likely to influence the cumulative impacts of the development.
Selection / Rejection	**SELECT**

WESTHAM

IMPACTS	
Major Positive Impacts	
Housing	c. 240 (net) dwellings proposed. Development not considered suitable in the east of the site sue to site constraints. Site considered suitable for c.150 dwellings in the south-western part of the site, which would contribute positively to the District's housing need. A mix of type and tenure is proposed but further details are needed.
Green & Blue Infrastructure	The mature hedgerows and trees within the site and along the boundaries of the site provide wildlife corridors and stepping stones to the wider countryside and enclose the site from the wider area. Development of the 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. A number of trees on the southern boundary of the site are protected by group TPO No 19, 198. The proposals show a significant range of measures to provide and enhance green and blue infrastructure within the site, which will contribute to the wider green infrastructure network, including community orchards and paddocks, open space areas and a wetland with 60% of the site being natural green space. Short term negative impacts are likely during construction.
Minor Positive Impacts	
Water Resources	Wealden has been identified as an area of serious water stress. The development will increase the demand for water consumption and wastewater treatment. A watercourse (Martins Ditch and Gut) forms the northern boundary of the site. Development could exacerbate the River's poor status through potential pollution, directly and indirectly through surface runoff and discharge. The site is not within a groundwater source protection zone. The promoter has indicated that mitigation will be provided through a three-stage system to ensure there are no adverse impacts to the local water system and Pevensey Levels and aim for betterment.
Quality of Life & Place	The proposals have indicated that community facilities such as allotments and orchards will be provided on site. Furthermore, there will be significant open space provision through new parkland and the implementation of walkable and cyclable neighbourhoods. Further details will be needed
Education & Skills	The nearest nursery and primary school is the Pevensey and Westham Church of England School, a 5-10 minute walk from the south-east of the site. Further primary, secondary and college provision is located within Eastbourne approximately 2km to the south-west. There is currently a surplus of education provision within the Parish and it is anticipated that there will be suitable capacity.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk and overheating. Proposals lack detail, specific mitigation measures need to be identified.
Flood Risk	A watercourse (Martins Ditch and Gut) forms the northern boundary of the site. There are large areas of Flood Zones 2, 3a and 3b associated with the northern and eastern parts of the site. Only water compatible uses are permitted within Flood Zone 3b in line with government guidance on flood risk and coastal change. The remainder of the site is located within Flood Zone 1 and is suitable for residential development. The site is also affected by surface water flood risk. These areas are distributed sporadically throughout the site and also extend along the boundaries. Given the size of the site, it is expected that suitable mitigation for surface water flood risk can be implemented. The northern and eastern parts of the site lie in an area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. The site also lies within the Pevensey Levels Hydrological Catchment Area. A sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding. Residential development would be precluded from those areas of the site within Flood Zones 2 and 3a and 3b. Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. The proposals indicate that development would involve a new network of SuDS ponds and swales, which follow the site's topography, located in lower lying land and outside of the flood zone, providing a three-stage system to ensure there are no adverse impacts to the local water system and Pevensey Levels and aim for betterment. The promoter has also indicated that a wetlands area would be created in the north of the site which will be managed.
Soil, Land & Minerals	Greenfield/agricultural land (not classified). The site is not safeguarded for waste or minerals operations. There are no known issues with contamination of land, however, contamination may be present within the south-eastern part of the site around the existing farm buildings and further investigation will be needed. Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified.
Biodiversity	An area of coastal and floodplain grazing marsh priority habitat is located within the northern and eastern halves of the site and corresponds to the area within Flood plains. The Pevensey Levels SSSI, SAC and Ramsar site encroaches on a small part of the site adjacent to the northern boundary. The site is located partially within the Pevensey Levels Biodiversity Opportunity Area. Development could adversely impact on the objectives of the BOA. Development would need to carefully consider the priorities and objectives of the BOA and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. The promoter has indicated that assuming the grassland areas in any new country park are managed in a way which improved the ecological value, a BNG of over 20% could be easily achieved across the site. Given the presence of priority habitats within the site and close proximity to the Pevensey Levels and its associated habitat of international importance, an appropriate assessment will need to be undertaken. Mitigation measures will need to be confirmed.
Historic & Cultural Heritage	The Pevensey and Westham Conservation lies to the south-east of the site, containing a number of Listed Buildings and Pevensey Castle, which could have their historic setting detrimentally impacted by development. The Pevensey & Westham Archaeological Notification Area also lies to the of south of the site. An archaeological assessment would be required prior to any development. It is considered that development within the eastern parts of the site could have a detrimental impact upon the historic assets to the south-east of the site.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Health & Wellbeing	The nearest health service is at the Westham Surgery, approx. 5-10 minutes walk to the south-east of the site, which cannot currently be accessed by pedestrian footpaths and would need to be provided as part of any development. Significant issues have been identified with the GP surgery capacity within Westham Parish, which will also need to be addressed either through new facilities or contributions. There is currently no deficit of open space or deficiency in sports pitch provision within Westham Parish. The site is not a designated Local Green Space, nor is it a formal recreational or play space.
Social Inclusion	Further information needed.

WESTHAM

IMPACTS	
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. Proposals lack detail on this issue at this stage. Mitigation measures will need to be identified.
Pollution	The majority of the site (western half) is within an area classified as being 'darker' in the light pollution mapping. The south-eastern part of the site is classified as being 'brighter'. Given the potential quantum of development, significant light pollution will be introduced. A significant increase in traffic and congestion on the road network is also likely. Transport surveys and modelling will be required to ascertain the impact on the road network and identify mitigation measures. Development will also need to take into consideration noise generated from the A27 to the north of the site and potential mitigation measures.
Landscape & Townscape	The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately to highly sensitive, because of its prominent location and topography, the site provides far reaching views northwards towards the Pevensey Levels SSSI, SAC and Ramsar site and other rural locations north of the site. The landscape impacts in the central and eastern portions of the site are considered substantial and that housing would not be appropriate in this part of the site. The two fields in the south-western portion of the site (including SHELAA reference 732/3360) are well screened by existing landscape features and the visual impact of development would be more limited in these locations. The quantum of development proposed is considered to be out of keeping with the general character and appearance of the countryside of Westham, however, the south-western parts of the site are more enclosed and may be suitable for smaller scale development.
Transport & Accessibility	The site currently has a vehicular access at the south-eastern corner of the site onto Peelings Lane but it is considered that this cannot be suitably upgraded to serve development given the steep lined banks of Peelings Lane and its narrow nature. It may be possible to achieve a vehicular access at the south-western corner of the site, however, this would require the widening of Peelings Lane to allow for two lane traffic and pedestrian footpaths. There are currently no footpaths located on Peelings Lane in this location. There are footpaths located on Peelings Lane to the south-east and south-west of the site. Due to the narrow form of Peelings Lane and its steep embankments, pedestrian footpaths could only be provided towards the south-west. It is considered that a suitable vehicular and pedestrian access could be provided to the south-western parts of the site, therefore the development of the remaining eastern and northern parts of the site are not likely to be achievable. Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs, however Westham is in close proximity to Eastbourne (c. 2km). The site is served by a frequent bus service to the larger settlements of Eastbourne and Hailsham, including Eastbourne Railway Station, and is only around 500-800m (5-10 minute walk) from the nearest railway station in Westham, which offers services to London, Brighton and Hastings. A Public Right of Way (Westham 5b) runs north to south through the eastern part of the site. A network of new footpaths to link both east to west and north to south across the new parkland is proposed as well as the creation of pedestrian and cycle links between the proposed and existing development.
Major Negative Impacts	
	None
No Significant Impacts	Economy & Employment; Towns & Village Centres

WESTHAM

WESTHAM		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	**Address**																				
SELECT	**SA Reg 18(1) Results**																				
1132/3280	**Sharnfold Farm, Hailsham Road, Stone Cross**																				

COMMENTARY	
Site	31.6ha site which incorporates Sharnfold Farm, a visitor attraction (incorporating a farm shop and cafe) alongside both arable and livestock farming, and residential dwellings. The nearest settlement is Stone Cross which is classed as a service centre within the settlement hierarchy, with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south).
Parish / Settlement	Westham / Stone Cross (Type 2 - relates to regional centre outside District)
Development Proposal	Total c. 400 homes. Planning application for 149 homes (**Ref. WD/2025/1738/MAO**) and 500m^2 open space and play space (includes sites 745/2070 and 786/2070)
Summary of Assessment	• c. 400 homes proposed (149 in current planning application) • The majority of the site is in Flood Zone 1 with the western part within Flood Zone 2 and a significant area of surface water flooding and groundwater flooding. Development is to be located within Flood Zone 1. • New open space and play space to be provided making a positive contribution to green & blue infrastructure • Landscape of 'moderate sensitivity' with small areas of priority habitat deciduous woodland in the western part of the site. The site is enclosed within the landscape, however, development of this site would represent a significant encroachment of development into the countryside to the north-west of Stone Cross, which does not relate well to existing development to the east. • The Pevensey Levels Biodiversity Opportunity Area (BOA) covers the western part of the site. • Primary school provision is currently at capacity and further provision may be needed in the future • The current access will be upgraded, and pedestrian & cycle provision enhanced. Options to achieve pedestrian or vehicular access to the B2104 via land to the east further south than the existing access is being considered in the current application as it would be more suitable to accommodate residential development on the site. The site will require the provision of access to the east through the site that has resolution to grant planning approval (**WD/2020/2047/MAO**) • Significant issues have been identified with the GP surgery capacity within Westham Parish. New facilities or contributions to extend current facilities will be required as part of development. • Two Grade II Listed Buildings located to the north-west (Sharnfold Farm Barn and Cowshed), which could be affected by new development. • New health facilities or contributions to extend current facilities will be required as part of development. • Spatial Strategy - Stone Cross is classed as a service centre within the settlement hierarchy, with a range of jobs, services and facilities and with accessibility to the larger centre of Eastbourne (directly to the south).
Mitigation Measures	• Suitable mitigation measures will need to be identified in relation to Flood Risk, Landscape, Biodiversity, Historic Environment and Health. • A site wide landscape/ecology/biodiversity strategy is proposed are set out in the planning application, which proposes mitigation for the site.
Cumulative Impacts	The north-eastern corner of the site has already been granted planning consent for 31 (net) dwellings at appeal under planning reference (**WD/2020/2047/MAO**) in May 2023. Adjacent site to west also being considered for residential development at SHELAA Site 1153/3280 for 60 dwellings. Planning and listed buildings applications **WD/2020/1994/MAJ** and **WD/2021/2674/LB** for the change of use and remodelling of existing agricultural buildings to provide a flexible workspaces for the creative arts industry and business uses at Sharnfold Farm north of Stone Cross in East Sussex were approved in 2022. For commercial reasons the permissions were not implemented and the site is now the subject of a new application for 149 homes **WD/2025/1738/MAO**.
Selection / Rejection	**SELECT**

WESTHAM

IMPACTS	
Major Positive Impacts	
Housing	Total c. 400 (net) homes proposed including 149 proposed in current application (WD/2025/1738/MAO), which will contribute to the District's identified housing need. The site is within a sustainable settlement in line with the Spatial Strategy. No details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc..) have been put forward by the promoter. **CHECK**
Minor Positive Impacts	
Green & Blue Infrastructure	The site is marked by mature trees and hedgerows on all the site boundaries, which would form excellent wildlife corridors. There are significant trees within the site that are being grown as parts of the site's horticultural use, which provide important stepping stones across the wider area. The site has proposed that 500m2 square of green infrastructure would be provided as part of development, including green pathways and wildlife corridors as part of a site wide landscape/ecology/biodiversity strategy. Further details will be needed.
Economy & Employment	The proposals for the whole site, if it comes forward, include a farm shop, cafe, employment, community building with flexible commercial/office/work space. A creative Business Hub is also proposed for small businesses, creative industries, designers, start ups etc.. through the removal or conversion of existing buildings. Jobs are also likely to be created during construction of a short term, temporary nature. Further details on the number and type of jobs to be created needed.
Town & Village Centres	The proposals will have a positive impact upon Stone Cross in supporting the facilities and services in the settlement.
Uncertain Impacts	
Climate Change Adaptation	Increase in development could make the site vulnerable to flood risk. Specific mitigation measures need to be identified.
Flood Risk	The majority of the site lies within Flood Zone 1, with the western part of the site within Flood Zone 2. There are areas of surface water flood risk in the western part of the site and also around the lake and Drockmill Hill Gut in the centre of the site. The western part of the site is also within an area of groundwater concern and is therefore at risk from groundwater flooding. The site is considered suitable for development where development is directed to the areas within Flood Zone 1. Mitigation measures need to be identified.
Water Resources	Wealden has been identified as an area of serious water stress. Development of this site will increase the demand for water consumption and wastewater treatment. The site is within a groundwater source protection zone. There are no watercourses within the site or in close proximity, therefore, potential for water pollution is minimal. Water management for the site is proposed through balancing ponds, swales, streams, flow attenuation and storage. Further details will be needed and mitigation measures identified.
Soil, Land & Minerals	Greenfield/ agricultural land (not classified). The site is not safeguarded for minerals or waste operations. There are no known issues with contamination of land. Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.
Digital Infrastructure	Only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. Lack of information means impact is uncertain.
Pollution	Site classified as being 'brighter' in light pollution mapping. Impacts may not be significant and mitigation possible. An increase in air pollution from construction likely to be in the short to medium term. Development 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. The A27 forms the southern boundary of the site, which is likely to generate significant noise. Mitigation measures will need to be identified.
Biodiversity	The Pevensey Levels BOA covers the western part of the site and is therefore likely to have biodiversity value. Development could adversely impact of the objectives of the BOA and mitigation measures will need to be identified. The site has proposed new green infrastructure as part of the development and a site wide landscape/ecology/biodiversity strategy, which will serve to mitigate some of the loss of biodiversity from the site. The proposals also include for the maintenance and protection of the waterbodies and mature landscape, as well as enhancing access for walking and fishing. Further details will be needed.
Landscape & Townscape	The 2023 Landscape Sensitivity Assessment considers the site's landscape is 'moderately sensitive'. The A27 provides a strong settlement boundary to Stone Cross and increases the sensitivity to development for this site. There are also small areas of priority habitat deciduous woodland in the western part of the site. The site is well enclosed within the landscape and is heavily screened by existing vegetation, limiting the impact of development on the wider landscape. Whilst the site is enclosed within the landscape, development of this site would represent a significant encroachment of development into the countryside to the north-west of Stone Cross, which does not relate well to existing development to the east.
Historic & Cultural Heritage	The site is not located within or in close proximity to a conservation area. The site is not located within an Archaeological Notification Area. The development of the site may have a detrimental impact upon the setting of two Grade II Listed Buildings located to the north-west (Sharnfold Farm Barn and Cowshed) Further investigations may be required into the potential effect on these assets, as new development in this location could impact this heritage asset. Development will need to located away from the heritage assets to provide suitable mitigation.
Transport & Accessibility	The site currently has a vehicular access to Hailsham Road in the north-west of the site which will be upgraded. Public footpath improvements, enhanced pedestrian access and a new cycle route will also be provided. However, options to achieve pedestrian or vehicular access to the B2104 via land to the east further south than the existing access is being considered in the current application as it would be more suitable to accommodate residential development on the site. Stone Cross is classed as a service centre within the settlement hierarchy, with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 15-minute walk from the amenities and facilities within Stone Cross. The site is served by a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. An additional bus service within site will also be provided. The site lies between the railway stations of Polegate (to the west) and Westham (to the east), which offers services to London, Brighton and Hastings. The site will require the provision of access to the east through the site that has resolution to grant planning approval (**WD/2020/2047/MAO**)
Health & Wellbeing	Stone Cross Surgery is approximately 5-10 walk from the south-west of the site, which can be reached via pedestrian footpaths on Hailsham Road. Significant issues have been identified with the GP surgery capacity within Westham Parish. New facilities or contributions to extend current facilities will be required as part of development. There is no deficit of open space within Westham Parish. There is a deficiency in 3G playing pitches, which should be addressed. New provision is not needed generally but existing pitches and facilities should be protected and enhanced for quality purposes. The site is not a designated Local Green Space nor is it a formal recreational or play space. Mitigation measures need to be identified.
Quality of Life & Place	Dependent on implementation. Further information needed.
Social Inclusion	Dependent on implementation. Further information needed.

WESTHAM

IMPACTS	
Education & Skills	The nearest primary school is Stone Cross School, approximately 5-10 minutes walk to the south of the site, which can be accessed via pedestrian footpaths on Hailsham Road. Further primary, secondary and college provision is located within Eastbourne, approximately 1.3km to the south of the site. Any growth will increase pressure on nursery, primary and secondary capacity within the Parish. Mitigation may be required.
Minor Negative Impacts	
Climate Change Mitigation	Development will result in an increase in greenhouse gas emissions in both the construction and operation. Mitigation measures will need to be identified.
Waste & Materials	Development will result in an increase in waste and require sustainable management of materials. Mitigation measures will need to be identified.
Major Negative Impacts	None
No Significant Impacts	None

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