Appendix A11aa Parish: Uckfield

SHELAA Ref: 205/1410 **SITE:** Land at Horstedpond Farm, Lewes Road, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 205/1410 SITE: Land at Horstedpond Farm, Lewes Road, Uckfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural land (site is greenfield) • The site is 27.21 ha in size and proposed for 450 (net) dwellings by the applicant. • The site is to the south of Uckfield between Lewes Road to the east and the A22 to the south, and is surrounded by open countryside to the south, east and west. The site completely surrounds the original farmhouse (which is Listed) and other buildings, to the north is Ridgewood Manor and Uckfield beyond. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Uckfield is classed as a sustainable development within the settlement hierarchy and has an array of services and facilities, including the Uckfield train station. Therefore, any development is likely to result in a limited increase in car use to reach larger settlements outside the district, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating.

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						• Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The majority of the site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. However, the northern part of the site is within Flood Zones 2 and 3 as it is a shallow valley along the Ridgewood Stream, which flows from the east to the west through north of the site. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce large areas of impermeable surfaces on an area that was previously greenfield. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the number of new residential dwellings proposed within as site that is at risk of fluvial and surface water flooding there is a need for extensive mitigation within a suitably designed development and despite policies within the plan that will provide for suitable surface water drainage, the impact on this SA Objective is likely to be minor negative over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The Ridgewood Stream flows from the east to the west along the north of the site. Therefore, mitigation would be needed to limit the impact that the development of this site would have on the streams water supply. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.

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						• Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development of this size will is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is of greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • 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 CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development proposed for the site is likely to introduce more light pollution to the area, which is classed as being of brighter area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • The scale of the development proposed for the site is likely to introduce more pollution into the Ridgewood Stream watercourse. Mitigation measures and Local Plan policies could lessen some negative impacts, however development of the is scale in close proximity would still lead to some pollution during the development's construction. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term.

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						• The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposal is for 450 residential dwellings in this rural location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would 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 east and south-east. • There is potential for SANGs to be provided along the north of the site as well as in conjunction with land adjacent to the north of the site. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to have minor positive effect due to the potential for the provision of the SANGs across this and the adjacent site.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA), although, the northern edge of the site is within the 7km Special Protection Zone for the Ashdown Forest SPA). Furthermore, there are no biodiversity opportunity areas within the vicinity of the site. • Although there is no Ancient Deciduous Woodland in the site, there are two blocks if ancient deciduous woodland adjacent to the east and southeast of the site (Park Wood and Horstedpond Wood respectively). Furthermore, there is a Tree Preservation Order along part of the northwestern boundary adjoining Ridgewood House No. 66, 1990. • The Greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this.

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						• However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • There is potential for SANGs to be provided along the north of the site as well as in conjunction with land adjacent to the north of the site. • Due to the size of the proposed development on this site a Habitat Impact Assessment would be required to determine the full extend of any proposed development scheme on this site. • Given the number of new residential dwellings proposed within as site that has several priority habitats and ancient woodland adjacent to the site, as well as the Ridgewood Stream watercourse that flows through the north of the site, and despite policies within the plan that will provide for suitable biodiversity mitigation, the impact on this SA Objective is likely to be minor negative in the short to mid-term. However, due to the provision of SANGs along the north of the site as well as land adjacent to the north, the impact would likely be minor positive in the long term.
SO10	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, although the new development to the north of Lewes Road would move the southern reaches of Uckfield's urban fringe closer to the site and therefore, this site has potential to be a continuation of this residential fringe. • 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 adjacent to the east and southeast and the Ridgewood Stream along the north of the site. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices.

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						• The impact is expected to have no significant effect as although the scale of development proposed on this site in a rural local would still have a detrimental impact upon the local rural landscape. The ongoing developments at the site west of Uckfield and Ridgewood House would result in this site being a continuation of this residential fringe and the site is within the proposed development boundary for Uckfield, additionally some impacts could be reduced through suitable mitigation measures,
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area or archaeological interest area in close proximity to the site. • The Old Farmhouse Horstedpond is a Grade II listed building is surrounded by the site, although not included within the development site, any development proposals will need to consider the setting of this building. The Grade II listed Ridgewood House is located to the north of Ridegwood Stream, and the Horsted Pond farmstead form part of the southern open rural landscape character to the setting of Ridgewood House on the hillside above. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The current vehicular access onto the Lewes Road from the site would need improving to be suitable for residential development, there is potential for the provision of a new roundabout in along the northwestern boundary to provide suitable access from the site onto Lewes Road. • There is a footway along the Eastbourne Road that would connect with the site. It is narrow in form however and may require improvement through widening.

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						• Footways are generally present though need improving. Some sections of footway are potentially being improved through the Ridgewood development site and the proposed development as Ridgewood House. • The nearest train station is at Uckfield, approx. 1.2 mile north of the site, although the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is by New Road to the north of the site, and there is currently pedestrian connectivity to the bus stop. • There is a PRoW (Footpath 39, Uckfield) that abuts the southwestern corner of the site connecting the A22 with Lewes Road. • The size of the proposed development would put a strain on the local road infrastructure and therefore further off-site works, or traffic management measures may also be required, and a full transport assessment would be needed. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor negative at this stage given the size of the proposed development and the need for a improvements the existing vehicle and pedestrian access.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 450 (net) dwellings • Furthermore, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Uckfield, approx. 1.2 miles to the north of the site. The nearest hospital is in Uckfield, approx. 1 mile to the north. • The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to.

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						• The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Uckfield (Freedom Leisure Centre) however these are accessible by bus as Lewes Road has a regular bus service (numerous services 7 times a week). • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.

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SO19	TOWN & VILLAGE CENTRES					• The site is currently detached from Uckfield and any other identified settlement or local facilities and amenities. However, new residential development north along Lewes Road at the West of Uckfield Site and Ringwood House would connect the site with Uckfield settlement. • The site is within the proposed development boundary for Uckfield. • Uckfield has an array of services and facilities, and potential future residents are likely to travel to the Uckfield town centre or shop online. • The site is not proposing any retail floorspace. • The site is currently accessible by vehicles. However, this would require substantial improvements as well as a new roundabout on Lewes Road. • The site is accessible to pedestrians as there is a footpath along the Lewes Road that would connect the site to the town centre, parts of this footpath is to be improved as part of the ongoing development a Ridgewood House to the north. Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Uckfield (Harlands Community Primary School & Nursery), although there is no pedestrian connectivity from the site in place. • Secondary education is available in Uckfield at Uckfied Collage, which provides education from Year 7 to Sixth Form and there is a school bus service Mon – Fri to/from Old Eastbourne Road. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	Site No: 205/1410	SITE: Land at Horstedpond Farm, Lewes Road, Uckfield																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The site does not currently benefit from planning permission, although there is an outline application (WD/2022/2216/MAO) for development on the site. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is currently detached from Uckfield, a sustainable settlement according to the settlement hierarchy, although ongoing residential developments to the north of the site would connect this site with the rest of Uckfield. The site has access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement.

	Major positive effects: SO14 Housing The applicate has proposed 450 (net) dwellings on this site, this would make substantial contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision etc. **Minor positive effects: SO8 Green & Blue Infrastructure and SO9 Biodiversity** The development of the site includes the provision of SANGs on the site and land adjacent to the north, this would contribute towards the district's biodiversity net gain in an area outside of Biodiversity Opportunity Area. Additionally, as the Local Plan policies are implemented for biodiversity mitigation methods there is potential for reducing biodiversity in the area. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation, SO3 Flood Risk, SO6 Waste, SO7 Pollution and SO13 Travel & Accessibility** The majority of the site is within Flood Zone 1, however the northern part of the site is within Flood Zones 2 and 3 as it is a shallow valley along the Ridgewood Stream, which flows from the east to the west through north of the site. Although the applicant has indicated that this area would be incorporated into the overall development as open space. All development will result in an increase in greenhouse gas emissions and waste production, particularly with the to the lack of public bus services resulting in a reliance on private motor vehicles, although the application of Local Plan policies should mitigate any negative impacts. The size of proposed development on the site results in increase pressure on the existing highway infrastructure and the need to provide a new access via a new roundabout on Lewes Road. **No significant effect: SO10 Landscape &Townscape, HO11 Historic & Cultural Heritage, SO18 Economy & Employment, SO19 Town and Village Centres and SO20 Education & Skills** The details within the proposed within the outline planning application (WD/2022/2216/MAO) for the site and the site's location mean no significant effects on these SA Objectives. **Uncertain**: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 450 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 350 (net) dwellings and has been proposed for allocation on this basis. Development here would be a continuation of the ongoing development along Lewes Road, in particular at the site west of Uckfield and Ridgewood House. Additionally, the site is within the Uckfield proposed development boundary and the services, facilities, and public transport available within Uckfield are accessible from the site. Any scheme design would need to ensure that the landscape structure is strengthened and reinforced with additional landscaping (particularly along the southern boundary with the A22) and the provision of green networks. This would need to be achieved whilst also being sited so as to minimise the influence of development on historic features at Horstedpond farmstead and Uckfield Millennium Green.

	The design of the development would be required to take into account the Grade II listed building (The Old Farmhouse Horstedpond) and its setting which is located within the centre of the site. The site is also located in close proximity to Horstedpond Wood (ancient woodland) which is located adjacent to the southeastern boundary of the site. Furthermore, there is severe flood risk at the northern boundary to the site (Flood Zone 3) that will preclude residential in that part of the site. Lastly, the site is within 7km of the Ashdown Forest SPA and given the scale of the site and the requirement for mitigation for residential development the site will require the provision of SANGs mitigation to serve the development.

SHELAA Ref: 006/1410 **SITE:** Land at Thorncrest, Lewes Road, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 006/1410 Name: Land at Thorncrest, Lewes Road, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises an existing dwelling, garden area and former sandpit quarry, with a pond. • The site is 2.13ha in total, although the developable area is reduced due to the presence of the quarry, to approximately 1.54ha. It is proposed for residential development of 30 units (although 40 units were suggested by the applicant). • 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 serves between smaller settlements within the district. • The nearest bus stop lies approximately 113m to the north of the site, and Uckfield Railway Station is sited 1.2km away. • There is no footpath on the western side of Lewes Road from the existing site access until just before the Sand Ridge development. A footpath does, however, exist on the eastern side of Lewes Road, going northwards and southwards, providing access to the bus stop. • Construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

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						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a risk of surface water flooding from the pond in the former quarry towards the north of the site, which would require mitigation. • The site comprises an extensive garden area and development of the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk (which already exists) and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a risk of surface water flooding within the north of the site, although this will fall outside the developable area. The impacts from the increase in impermeable area can be suitably mitigated through SuDS provision. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff and surface water flood risk, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is

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						likely to be minor positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site and the potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• A strip of land along the western boundary of the site is classified as Grade 3a agricultural land. • The site is not safeguarded for waster or minerals operations. • The site is mixed greenfield and previously developed land. • There are no known issues with contamination although the former use of the quarry would make this likely. • Given the former use of the quarry in the northern part of the site, it is not known whether this will contribute to contamination in the wider developable area. As such further investigation will need to be undertaken. In addition, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO2 emissions.

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						• The applicant is proposing 40 dwellings on the site, within a developable area of 1.54ha, resulting in a density of 25 dwellings per hectare. Given the site constraints and the character of the surrounding area, 30 dwellings are considered more appropriate. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development proposed for the site is likely to introduce more light pollution to the area, which is classed as being of brighter area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies.

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		S	M	L	Overall	Commentary
						• Nonetheless, given the proposal is for 30 residential dwellings and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is well enclosed by mature hedgerows and trees, providing wildlife corridors/stepping stones to the wider area. • Most of the northern part of site is well vegetated with mature trees on eastern, western and northern boundaries connecting to Boothland Wood to the north and the ecological areas and quarry of Sand Ridge. Existing on site quarry also well vegetated/mature treed. • There is adequate access to green space given the peripheral location of the site and its proximity to the countryside. • The significant trees and hedgerows located along the site boundaries and within the site contribute to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development.
SO9	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. • There are no other designated biodiversity sites within the site or in close proximity. Development of the site is therefore unlikely to impact on any designated site, with the exception of the SPA exclusion zone as identified above. • Boothland Wood other Priority Habitat (Deciduous Woodland) abut the northern boundary. Priority Habitat exists within the site around former on-site quarry. Priority Habitat adjoins the Sand Ridge site at entrance into the development, and around former quarry.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 006/1410 Name: Land at Thorncrest, Lewes Road, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						• The nature of the site could result in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development, as well as the provision of at least 20% Biodiversity Net Gain
SO10	LANDSCAPE & TOWNSCAPE					• The site itself is set within a large plot providing a more rural feel to the character of the area. However, the site lies close to the urban edge of Uckfield and also to the east of the site at Land West of Uckfield, which benefits from planning permission for 1000 houses, currently under construction. Therefore, intensification of development on this site would not have a significant impact on the wider landscape given the existing and built form surrounding it. • This site has been individually assessed within the 2023 Landscape Sensitivity Assessment and is of low to moderate sensitivity. • The site does not lie within the High Weald National Landscape or the setting of the South Downs National Park • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies, including improving the public realm. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to have no significant effect due to ongoing developments at the site west of Uckfield and Ridgewood House would result in this site being a continuation of this residential fringe and the site is within the proposed development boundary for

SUSTAINABILITY OBJECTIVE		Effects				Site No: 006/1410 Name: Land at Thorncrest, Lewes Road, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						Uckfield, additionally some impacts could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • The site is not affected by an Archaeological Notification Area (ANA), although further investigation may be required given the scale of the development proposed. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices • The effect on this SA Objective is considered to be uncertain due to the need for further investigation in terms of archaeological remains given the scale of the development proposed.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• Sand Ridge is a privately owned road (Persimmon Homes) access could be achieved from the private road from an existing buffer between properties. However, there is an existing carriageway pinch point. Vehicular access would be needed from the adjacent development site at 'Sandpits', although this may not be suitable. • The nearest bus stop lies approximately 113m to the north of the site, and Uckfield Railway Station is sited 1.2km away. • There is no footpath on the western side of Lewes Road from the existing site access until just before the Sand Ridge development. A footpath does, however, exist on the eastern side of Lewes Road, going northwards and southwards, providing access to the bus stop.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 006/1410 Name: Land at Thorncrest, Lewes Road, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						• Bus services run from Uckfield every 30 minutes, 7 days a week to a regional or district town, including an evening service. • The train station can be reached via the bus service, and this takes approximately 8 minutes from the nearest bus stop. • The nearest train station is at Uckfield, approximately 3.3 miles west of the site, accessible by a bus service that runs every 60 minutes. • The size of the proposed development would put a strain on the local road infrastructure and therefore further off-site works, or traffic management measures may also be required, and a full transport assessment would be needed. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor negative at this stage given the size of the proposed development and the need for an improvement the existing vehicle and pedestrian access.
SO14	HOUSING					• There are no details as to the quantum or mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. • However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The site is likely to require a Health Impact Assessment as given its size it is likely to provide more than 10 (net) dwellings. • The nearest health services are at the Buxted Medical Centre, approximately 2.8 miles north of the site. This can be reached via the bus service from Gun Road, with a connecting train from Uckfield. Alternatively, bus services run from Gun Road into Uckfield, including approximately a 22-minute walk to the High Tree Medical Centre, where an hourly service is offered.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 006/1410 Name: Land at Thorncrest, Lewes Road, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						• The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Uckfield (Freedom Leisure Centre) however these are accessible by bus as Lewes Road has a regular bus service (numerous services 7 times a week). • There is an identified gap in provision of parks and gardens in Uckfield, although development on this site would not impact on a designated Local Green Space. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 006/1410 Name: Land at Thorncrest, Lewes Road, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is currently detached from Uckfield and any other identified settlement, although a post office and local shop is in the vicinity. New residential development north along Lewes Road at the West of Uckfield Site and Ringwood House would connect the site with Uckfield settlement. • The site has public transport access to services and facilities in Uckfield. • Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Uckfield will continue.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest nursery and primary school are Balckboys preschool and Church of England School, 0.4 miles east of the site, approximately a 9-minute walk away along Lewes Road. Framfield Primary School is also accessible to the west, 1.3 miles away (approximately a 28-minute walk) • 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 Old Eastbourne Road. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure given the current inadequate school place provision within the Parish. The applicant

SUSTAINABILITY OBJECTIVE		Effects				Site No: 006/1410 Name: Land at Thorncrest, Lewes Road, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 006/1410 Name: Land at Thorncrest, Lewes Road, Uckfield																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The site does not currently benefit from planning permission. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is currently detached from Uckfield, a sustainable settlement according to the settlement hierarchy, although ongoing residential developments would help connect this site with the rest of Uckfield. The site has access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: None Minor positive effects: SO3 Flood Risk and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, and that an element of risk from surface water flooding exists from the former quarry, this will not form part of the developable area. Mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. The provision of 30 additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO13 Travel & Accessibility All development will result in an increase in greenhouse gas emissions and waste production, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. There are potential access constraints which will need to be further assessed, although this can be addressed through the application of relevant policies and detailed design of the proposal. The site is located in a relatively accessible location where there are alternative opportunities to travel other than relying on the private car. No significant effect: SO4 Water Resources and Quality, SO10 Landscape & Townscape, SO18 Economy & Employment and SO19 Town & Village Centres Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021.

	The site is identified as being of low to moderate sensitivity in landscape terms and is not sited within the High Weald National Landscape. Given existing built form surrounding the site there is not considered to be a significant effect on the landscape or townscape. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 40 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 30 (net) dwellings in the south of the site, as the site is constrained due to the physical topography of the disused quarry at the northern end, which is likely to have ecological value which would need to be fully investigated. The site has been proposed for allocation on this basis. Development would be a continuation of the ongoing development along Lewes Road, in particular at the site west of Uckfield and Ridgewood House, along the residential fringe to the south of Uckfield, and will provide additional opportunities for both market and affordable housing to address the district's housing needs. Additionally, the site is within the Uckfield proposed development boundary and the services, facilities, and public transport available within Uckfield are accessible from the site. The sites development will however, need to take account of the restrictions to the access and ensure the ecological value of the site is not compromised, ensuring appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a biodiversity net gain in line with plan policies.

SHELAA Ref: 1144/1410 **SITE:** Land South West of Ridgedown, Lewes Road, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1144/1410 Name: Land south west of Ridgedown, Lewes Road, Uckfield, TN22 5JF
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises an agricultural field to the west of ribbon development fronting Lewes Road, and to the east of the new Ridgewood Development, providing 1000 homes, currently under construction. • The site is 1.87ha total and the applicant proposes a residential development of 65 dwellings. This, however, is considered to be too intense for the site and a capacity of approximately 55 is more likely. • The site is located on the periphery of Uckfield on the west side of Lewes Road and is surrounded by built form, most notably the strategic site of 1000 homes at Land West of Uckfield, which is currently under construction. • 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 within the district. The site is located within the proposed development boundary. • The closest bus stop is located approximately 113m north of the existing access into the site. Uckfield Railway Station is located approximately 1.2km away. • No footpath exists on the western side of Lewes Road from the existing site access until just before the Sand Ridge development. Level changes and a treed embankment would make it difficult to provide a footway further north. There is however, a footpath present on the eastern side of Lewes Road going northwards and southwards. • No Public Rights of Way are present. • Whilst Lewes Road doesn't have dedicated provision for cyclists, it has a generally residential character, a 30-mph speed limit and street lighting, and therefore appropriate for cycle journeys. • Construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1144/1410 Name: Land south west of Ridgedown, Lewes Road, Uckfield, TN22 5JF
		S	M	L	Overall	Commentary
						• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is currently Greenfield and as such, development of the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is a risk of surface water flooding on the lower edge of the eastern boundary, adjoining Cress Farm, 20 Lewes Road. These areas, together with the impacts from the increase in impermeable area can be suitably mitigated through SuDS provision. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • No identified watercourses are on site • The proposed development for the site is appropriate for the flood zone identified.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1144/1410 Name: Land south west of Ridgedown, Lewes Road, Uckfield, TN22 5JF
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be provided in terms of managing surface water runoff and surface water flood risk, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, the potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site and the potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• A strip of land on the western side of the site is classified as Grade 3b agricultural land • The site is not safeguarded for waste and minerals operations. • This is a greenfield site. • There is no known contamination on the site. • 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 CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1144/1410 Name: Land south west of Ridgedown, Lewes Road, Uckfield, TN22 5JF
		S	M	L	Overall	Commentary
						• A development of 65 dwellings on the site has been proposed by the developer, although it is considered that 55 would be more appropriate. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development that could potentially be accommodated on site is likely to introduce more light pollution to the area, which is classed as being of brighter area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposal is for residential development in this peripheral location, and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• This is a greenfield site comprising agricultural land, which separates existing built form on Lewes Road from the large scale development at Ridgewood to the west. Tree coverage is limited to those along the southern boundary and sporadic presence along

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1144/1410 Name: Land south west of Ridgedown, Lewes Road, Uckfield, TN22 5JF
		S	M	L	Overall	Commentary
						the eastern boundary. Nonetheless development of the site will result in the loss of this open field that contributes to the green infrastructure network. • There are no watercourses in the site. • Development would need to seek to retain and enhance these features for biodiversity. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor negative, as whilst achieving Biodiverstiy Net Gain may increase the biodiversity value of the site, it will result in the total loss of an agricultural field that provides benefit to the green infrastructure network.
SO9	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. • The nature of the site is likely in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive, as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies on the periphery of Uckfield and also to the east of the site at Land West of Uckfield, which is currently under construction for 1000 dwellings. Therefore, the infill of this site will not be at odds with the surrounding area, which is primarily made up of built form. • The site is considered to have low sensitivity to change, given that it is surrounded by built form.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1144/1410 Name: Land south west of Ridgedown, Lewes Road, Uckfield, TN22 5JF
		S	M	L	Overall	Commentary
						• The site does not lie within the High Weald National Landscape or the setting of the South Downs National Park. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies, including improving the public realm. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to have no significant effect on the SA objective due to the site's location on the fringe of Uckfield and the presence of the strategic site currently under construction to the west. It is unlikely to impact on the surrounding area.
SO11	HISTORIC & CULTURAL HERITAGE					• There are no heritage assets within or immediately adjacent to the site. • 18, 19 and 19a Lewes Road, which form a terrace of 3 dwellings (Grade II listed) are site further south on Lewes Road. It is not considered that the development will impact on their setting. • The site is not affected by an Archaeological Notification Area (ANA). • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is served by a single shared access along the northern boundary, with no pedestrian footways..

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1144/1410 Name: Land south west of Ridgedown, Lewes Road, Uckfield, TN22 5JF
		S	M	L	Overall	Commentary
						• The closest bus stop is located approximately 113m north of the existing access into the site. Uckfield Railway Station is located approximately 1.2km away. • No footpath exists on the western side of Lewes Road from the existing site access until just before the Sand Ridge development. Level changes and a treed embankment would make it difficult to provide a footway further north. There is however, a footpath present on the eastern side of Lewes Road going northwards and southwards. • No Public Rights of Way are present. • Whilst Lewes Road doesn't have dedicated provision for cyclists, it has a generally residential character, a 30-mph speed limit and street lighting, and therefore appropriate for cycle journeys. • Bus services run from Uckfield every 30 minutes, 7 days a week to a regional or district town, including an evening service. • The train station can be reached via the bus service, and this takes approximately 6 minutes from the nearest bus stop. • Additional development in this location would put extra pressure on the road network, although this is unlikely to be severe. A full transport assessment would however be needed, and it is likely that some works will be required to ensure the access is suitable for intensification. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor positive at this stage given the relatively sustainable location and good access to public transport services offering an alternative to the reliance on the private car. Existing access into the site would need to be enhanced to support intensification of use
SO14	HOUSING					• There are no details as to the mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. • However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1144/1410 Name: Land south west of Ridgedown, Lewes Road, Uckfield, TN22 5JF
		S	M	L	Overall	Commentary
						needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The site is likely to require a Health Impact Assessment as given its size it is likely to provide more than 10 (net) dwellings. • The nearest health services are at the High Tree Medical Centre in Uckfield, approximately 0.9 miles away. This can be reached via a 17 minute walk or an 8 minute bus journey. • The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Uckfield (Freedom Leisure Centre) however these are accessible by bus (numerous services 7 times a week). • There is an identified gap in provision of parks and gardens in Uckfield, although development on this site would not impact on a designated Local Green Space. • 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) • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector. Given that the development is relatively small scale when compared to other sites in the locality, the lack of sports provision is not considered to be significantly impacted.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1144/1410 Name: Land south west of Ridgedown, Lewes Road, Uckfield, TN22 5JF
		S	M	L	Overall	Commentary
						• With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is currently on the periphery of the built-up area, and away from Uckfield Centre although it has good public transport access to services and facilities in Uckfield. • Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Uckfield will continue.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary and nursery school is Harlands Community Primary School and Nursery, 0.4 miles away (8-minute walk). • Secondary education is available in Uckfield at Uckfield Collage, which provides education from Year 7 to Sixth Form and there is a regular bus service from Lewes Road. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1144/1410	Name: Land south west of Ridgedown, Lewes Road, Uckfield, TN22 5JF
		S	M	L	Overall	Commentary	
						the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there may be some degree of pressure given the current inadequate school place provision within Uckfield. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time.	

SUMMARY OF RESULTS:	Site No: 1144/1410	Name:	Land south west of Ridgedown, Lewes Road, Uckfield																	
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The site itself is considered to be in a relatively sustainable location with good access to public transport provision. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is currently detached from the centre of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has good access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: SO14 Housing The provision of this scale of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Minor positive effects: SO3 Flood Risk, SO9 Biodiversity and SO13 Travel and Accessibility The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, and that an element of risk from surface water flooding at small points within the site, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. The site mainly comprises grassland, and the retention of boundary vegetation, together with the achievement of Biodiversity Net Gain is likely to provide a betterment in terms of its biodiversity value. The site is served by an existing vehicular access, which subject to enhancements, could be acceptable, together with good access to public transport links, services and facilities. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO8 Green & Blue Infrastructure All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. The development of the site will result in the loss of an open field, which contributes to the district's green infrastructure network, although achieving biodiversity net gain should increase the biodiversity value of the site. No significant effect: SO4 Water Resources and Quality, SO10 Landscape and Townscape, SO11 Historic and Cultural Heritage, SO18 Economy & Employment and SO19 Town & Village Centres

	Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site lies to the east of the site at Land West of Uckfield, which is currently under construction. The infill of this site, therefore, will not be at odds with the surrounding area, and is also well screened from longer views. There are no heritage assets within the site, and it is not considered that the development would have an impact on the setting of listed buildings nearby. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 65 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 55 (net) dwellings and has been proposed for allocation on this basis. The site is in a sustainable location with good access to public transport opportunities and key services within Uckfield. Additionally, the site is within the Uckfield proposed development boundary and conforms with the spatial strategy as a whole. The site would be suitable for housing development, as it lies on the residential fringe of Uckfield, albeit separated by established allotments. Its development will provide additional opportunities for both market and affordable housing to address the district's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to take account of the adjacent wildlife areas, ensuring appropriate buffers are in place, ensure the ecological value of the site is not compromised, and ensure appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% biodiversity net gain.

SHELAA Ref: 157/1410 **SITE:** Charlwood Manor, Snatts Road, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 157/1410 Name: Charlwood Manor, Snatts Road, Uckfield, TN22 2AR
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a single residential dwelling, associated domestic outbuildings and its curtilage. • The site is 1.2ha in size and proposes a residential development of 17 units. • The site is located on the periphery of Uckfield on the west side of Snatts Road. Whilst this represents the start of the more rural character of the area, the eastern side of Snatts Road comprises extensive built form. • 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 serves between smaller settlements within the district. The site is located within the proposed development boundary. • There are a number of bus stops within 600m of the site, the closes being approximately 220m to the east of The Drive. Uckfield Railway Station is located approximately 1.1km to the south of the site. • At the point of the site, Snatts Road does not benefit from footpaths, cycleways or street lighting. However, a footpath on the eastern side of the road starts approximately 35m to the north of the existing access. • Construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 157/1410 Name: Charlwood Manor, Snatts Road, Uckfield, TN22 2AR
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site comprises an extensive garden area and development of the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk (which already exists) and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no identified risk of surface water flooding. The impacts from the increase in impermeable area can be suitably mitigated through SuDS provision. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff and surface water flood risk, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 157/1410 Name: Charlwood Manor, Snatts Road, Uckfield, TN22 2AR
		S	M	L	Overall	Commentary
	& QUALITY					• Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site and the potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• The site does not comprise agricultural land although agricultural land is prevalent surrounding the site. • The site is not safeguarded for waste and minerals operations. • This is a brownfield site comprising a residential dwelling and its curtilage. • There is no known contamination on the site. • 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 CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 157/1410 Name: Charlwood Manor, Snatts Road, Uckfield, TN22 2AR
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development proposed for the site is likely to introduce more light pollution to the area, which is classed as being of brighter area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposal is for 17 residential dwellings in this rural location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• The eastern half of the site comprises priority habitat deciduous woodland. There is also priority habitat good quality semi-improved grassland and deciduous woodland adjoining the northern boundary of the site. These provide significant wildlife corridors/stepping stones to the wider area. • There is adequate access to green space given the peripheral location of the site and its proximity to the countryside. • Given these constraints it is unlikely that the quantum of development proposed could be achieved on the site without a significant loss trees and biodiversity. • Development would need to seek to retain and enhance these features for biodiversity. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development, as well as its final layout.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 157/1410 Name: Charlwood Manor, Snatts Road, Uckfield, TN22 2AR
		S	M	L	Overall	Commentary
SO9	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. • There are no other designated sites within the site or in close proximity. Development of the site is therefore unlikely to impact on any designated site, with the exception of the SPA exclusion zone as identified above. • The Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area covers the site, and its eastern half comprises priority habitat deciduous woodland. There is also priority habitat good quality semi-improved grassland and deciduous woodland adjoining the northern boundary of the site. These provide significant wildlife corridors/stepping stones to the wider area. • Mature trees and hedgerows are prevalent on the borders of the site. • The nature of the site is likely in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor negative given the extent of coverage of the BOA. Development will also depend on the mitigation measures implemente, as well as the provision of at least 20% Biodiversity Net Gain.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a peripheral location and a proposed development of this size would be out of keeping with the surrounding land uses on this side of Snatts Road. However, the site does lie directly on the urban fringe, where more intense development already exists on the other side of Snatts Road. Therefore, this site has potential to be a continuation of this residential fringe.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 157/1410 Name: Charlwood Manor, Snatts Road, Uckfield, TN22 2AR
		S	M	L	Overall	Commentary
						• The site has low to moderate sensitivity to development due to the enclosed nature of the site and residential development in the area. The semi-rural nature of Snatts Road and the mature trees throughout the site and along the boundaries increases sensitivity. • The site does not lie within the High Weald National Landscape or the setting of the South Downs National Park • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies, including improving the public realm. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The principle of development on this site has already been accepted on this site through the granting of a previous planning permission for 5 net dwellings under planning reference WD/2017/0550/F, although this has since lapsed. • The impact is expected to have no significant effect due to existing built form on the other side of Snatts Road, taking account of the site being a continuation of this residential fringe, its location within the proposed development boundary for Uckfield and the previous planning consent. The impact on loss of the semi-rural nature of the site could be through suitable mitigation measures through the application of Local Plan Policies.
SO11	HISTORIC & CULTURAL HERITAGE					• The western boundary of the site is contiguous with the curtilage of Oast Cottage, a Grade II listed building (list entry no. 1028090). A further Grade II listed building, Barn at Downlands Farm (list entry no. 1262256), is located approximately 35m to the west of the site. Therefore, the development will need to take full account of the setting of these d3esignated heritage assets. • The site is not affected by an Archaeological Notification Area (ANA), although further investigation may be required given the scale of the development proposed. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 157/1410 Name: Charlwood Manor, Snatts Road, Uckfield, TN22 2AR
		S	M	L	Overall	Commentary
						• The effect on this SA Objective is considered to be uncertain due to the need for further investigation in terms of archaeological remains given the scale of the development proposed.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is served by a narrow, single-width access with limited visibility in both directions due to the bend in the road to the north and the mature roadside vegetation on either side. As such, in its current condition it is not suitable for intensification. • Snatts Road does not benefit from footpaths, cycleways or street lighting. However, a footpath on the eastern side of the road starts approximately 35m to the north of the existing access. • There are a number of bus stops within 600m of the site, the closest being approximately 220m to the east of The Drive. Uckfield Railway Station is located approximately 1.1km to the south of the site. • Public footpath Uckfield 3a is located directly opposite the site and provides a direct route to a bus stop at The Drive • Bus services run from Uckfield every 30 minutes, 7 days a week to a regional or district town, including an evening service. • The train station can be reached via the bus service, and this takes approximately11 minutes from the nearest bus stop. • Additional development in this location would put extra pressure on the road network, although this is unlikely to be severe. However, given the constraints with the existing access, which is not currently suitable for intensification, further works will be required, including off site works to provide pedestrian connectivity would be required. A full transport assessment would also be needed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 157/1410 Name: Charlwood Manor, Snatts Road, Uckfield, TN22 2AR
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor negative at this stage given the size of the proposed development and the need for an improvement the existing vehicle and pedestrian access.
SO14	HOUSING					• There are no details as to the mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. • However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The site is likely to require a Health Impact Assessment as given its size it is likely to provide more than 10 (net) dwellings. • The nearest health services are at the Meads Medical Centre, approximately 1 miles away, to the south of the site. This can be reached via a 20 minute walk. • The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Uckfield (Freedom Leisure Centre) however these are accessible by bus as Lewes Road has a regular bus service (numerous services 7 times a week). • There is an identified gap in provision of parks and gardens in Uckfield, although development on this site would not impact on a designated Local Green Space. • 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)

SUSTAINABILITY OBJECTIVE		Effects				Site No: 157/1410 Name: Charlwood Manor, Snatts Road, Uckfield, TN22 2AR
		S	M	L	Overall	Commentary
						• Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector. Given that the development is relatively small scale, the lack of sports provision is not considered to be significantly impacted.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 157/1410 Name: Charlwood Manor, Snatts Road, Uckfield, TN22 2AR
		S	M	L	Overall	Commentary
						• The site is currently on the periphery of the built-up area, and away from Uckfield Centre although it has public transport access to services and facilities in Uckfield, although improvements to the footpaths will be required. The centre is readily accessible by car. • Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Uckfield will continue.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is Rocks Park Primary School, 0.8m away (16 minute walk), with nursery provision at School House Nursery, 0.7m away (16 minute walk). • 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 Old Eastbourne Road. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there may be some degree of pressure given the current inadequate school place provision within Uckfield. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 157/1410 Name: Charlwood Manor, Snatts Road, Uckfield																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The principle of residential development has already been agreed through a now lapsed planning permission. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is currently detached from the centre of Uckfield, a sustainable settlement according to the settlement hierarchy, although ongoing residential developments would help connect this site with the rest of Uckfield. The site has access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: None Minor positive effects: SO3 Flood Risk and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, and that an element of risk from surface water flooding exists from the former quarry, this will not form part of the developable area. Mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. The provision of up to 17 additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity and SO13 Travel & Accessibility All development will result in an increase in greenhouse gas emissions and waste production, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. There are potential access constraints which will need to be further assessed, although this can be addressed through the application of relevant policies and detailed design of the proposal. In addition the whole site is covered by a BOA, which will be affected by any development. The site is located in a relatively accessible location where there are alternative opportunities to travel other than relying on the private car. No significant effect: SO4 Water Resources and Quality, SO10 Landscape & Townscape, SO18 Economy & Employment and SO19 Town & Village Centres

	Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site is identified as being of low to moderate sensitivity in landscape terms and is not sited within the High Weald National Landscape. Given existing built form surrounding the site there is not considered to be a significant effect on the landscape or townscape. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for 17 (net) dwellings. Given the findings of the evidence base and SA it is considered that the site is suitable for up to 17 (net) dwellings and has been proposed for allocation on this basis. .The site is located on the urban fringe, and the principle of residential development on the site has already been established through a now lapsed planning consent. Additionally, the site is within the Uckfield proposed development boundary and the services, facilities, and public transport available within Uckfield are accessible from the site. The site would be suitable for housing development, as it would be a continuation of the residential fringe of Uckfield and will provide additional opportunities for both market and affordable housing to address the district's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will however, need to take account of the restrictions to the access, including improvements as required, and ensure the ecological value of the site is not compromised, ensuring appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% gain.

SHELAA Ref: 198/1410 **SITE:** Sunview, 46 New Road, Ridgewood, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 198/1410 Name: Sunview, 46 New Road, Ridgewood, Uckfield, TN22 5TG
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a residential property with associated domestic outbuildings set in spacious grounds. • The site is 1.56ha in area and proposes a residential development. No suggested capacity has been proposed, although a quantum of approximately 30 dwellings could be considered. • The site is located on the periphery of Uckfield on the south side of New Road, within a relatively undeveloped rural landscape. The norther side of New Road, however, is prevalent in built form. • 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 serves between smaller settlements within the district. The site is located within the proposed development boundary. • The closest bus stops are located approximately 300m to the east on Eastbourne Road, and 380m to the west on Lewes Road. Uckfield Railway Station is located approximately 1.5km to the north. • New Road benefits from footpaths and street lighting. The site is on the southern outskirts of Uckfield, which has a good level of pedestrian connectivity. • Construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 198/1410 Name: Sunview, 46 New Road, Ridgewood, Uckfield, TN22 5TG
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site comprises an extensive garden area and development of the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk (which already exists) and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no identified risk of surface water flooding. The impacts from the increase in impermeable area can be suitably mitigated through SuDS provision. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • No identified watercourses, although a drainage channel exists along the eastern boundary of the site. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff and surface water flood risk, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 198/1410 Name: Sunview, 46 New Road, Ridgewood, Uckfield, TN22 5TG
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity, although a drainage channel exists along the eastern boundary of the site. However, it is still considered that potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site and the potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• No classification is provided for agricultural land. • The site is not safeguarded for waste and minerals operations. • This is a brownfield site comprising a residential dwelling and its curtilage. • There is no known contamination on the site. • 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 CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • No scale of development has been proposed by the developer, although a capacity of up to 30 dwellings is considered appropriate, providing for a density of approximately 20 dwellings per hectare.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 198/1410 Name: Sunview, 46 New Road, Ridgewood, Uckfield, TN22 5TG
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development that could potentially be accommodated on site is likely to introduce more light pollution to the area, which is classed as being of brighter area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposal is for residential development in this peripheral location, and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• A parcel of priority habitat deciduous woodland adjoins the north eastern corner of the site, and mature trees and hedgerows are present along the boundaries. Thes mature trees and hedgerows connect into the woodland, field boundaries, the adjacent Ridgewood Clay Pit Local Wildlife Site, and countryside to the east and south of the site. • There is adequate access to green space given the peripheral location of the site and its proximity to the countryside.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 198/1410 Name: Sunview, 46 New Road, Ridgewood, Uckfield, TN22 5TG
		S	M	L	Overall	Commentary
						• Given these constraints it is unlikely that the quantum of development proposed could be achieved on the site without a significant loss trees and biodiversity. • Development would need to seek to retain and enhance these features for biodiversity. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development, as well as its final layout.
SO9	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. • The eastern boundary of the site is contiguous with the Ridgewood Clay Pit Local Wildlife Site – a disused clay pit of species rich grassland, willow carr in pits and scrub with notable populations of beetle, butterfly, birds and glow worms. Appropriate buffers would need to be incorporated into any future scheme to ensure protection of the Local Wildlife Site. • A parcel of priority habitat deciduous woodland adjoins the north eastern corner of the site. Appropriate buffers would need to be incorporated into any future scheme to ensure protection of the woodland. • Mature trees and hedgerows are prevalent on the borders of the site. • The nature of the site is likely in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 198/1410 Name: Sunview, 46 New Road, Ridgewood, Uckfield, TN22 5TG
		S	M	L	Overall	Commentary
						• The effect on this SA Objective is considered to be minor negative as much will depend on the mitigation measures implemented alongside any development, as well as the provision of at least 20% Biodiversity Net Gain.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies in a peripheral location and there is concern that a proposed development of this size would be out of keeping with the surrounding land uses on this side of New Road. However, the site does lie directly on the urban fringe, where more intense development already exists on the other side of New Road. Therefore, this site has potential to be a continuation of this residential fringe. • The site has been individually assessed in the 2023 Landscape Sensitivity Assessment and is identified as being of moderate sensitivity to development in terms of small-scale proposals given the existing mature tree screening in place on the site boundaries and sloping landform limiting long range views. Medium scale residential would result in higher landscape sensitivity being more visible and subsequently out of character with the undeveloped rural landscape. due to the enclosed nature of the site and residential development in the area. • Allotments lie directly adjacent to the site, although these would not be affected by its development. • The site does not lie within the High Weald National Landscape or the setting of the South Downs National Park. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies, including improving the public realm. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to have minor negative effect on the SA objective due to the site's relative detachment from the established development to the north and its rural surrounding and its subsequent landscape sensitivity. The impact on loss of the semi-rural nature of the site could be through suitable mitigation measures through the application of Local Plan Policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 198/1410 Name: Sunview, 46 New Road, Ridgewood, Uckfield, TN22 5TG
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The Grade II listed building, Ridgewood House (list entry no. 1028088) is located approximately 175m to the east of the site. Therefore, the development will need to take full account of the setting of this designated heritage asset. • The site is not affected by an Archaeological Notification Area (ANA), although further investigation may be required given the scale of the development proposed. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The effect on this SA Objective is considered to be uncertain due to the need for further investigation in terms of archaeological remains given the scale of the development proposed.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is served by an existing vehicular access onto New Road, which appears to be capable of accommodating a two-way flow of traffic and may only require minor improvements to accommodate intensification. • The site is on the southern outskirts of Uckfield and benefits from a good level of pedestrian connectivity and access to public transport links, services and facilities. • New Road benefits from footpaths and streetlighting. • The closes bus stops are located approximately 300m to the east on Eastbourne Road, and 380m to the west on Lewes Road. Uckfield Railway Station is located approximately 1.5km to the north. • There are no Public Rights of Way near the site. • Bus services run from Uckfield every 30 minutes, 7 days a week to a regional or district town, including an evening service.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 198/1410 Name: Sunview, 46 New Road, Ridgewood, Uckfield, TN22 5TG
		S	M	L	Overall	Commentary
						• The train station can be reached via the bus service, and this takes approximately 9 minutes from the nearest bus stop. • Additional development in this location would put extra pressure on the road network, although this is unlikely to be severe. A full transport assessment would however be needed, and it is likely that some works will be required to ensure the access is suitable for intensification. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor positive at this stage given the relatively sustainable location and good access to public transport services offering an alternative to the reliance on the private car. Existing access into the site is also considered suitable for such development, subject to minor improvements.
SO14	HOUSING					• There are no details as to the mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. • However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The site is likely to require a Health Impact Assessment as given its size it is likely to provide more than 10 (net) dwellings. • The nearest health services are at the High Tree Medical Centre, approximately 0.5 miles away, to the west of the site. This can be reached via a 11-minute walk. • The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 198/1410 Name: Sunview, 46 New Road, Ridgewood, Uckfield, TN22 5TG
		S	M	L	Overall	Commentary
						• Sports facilities are available in Uckfield (Freedom Leisure Centre) however these are accessible by bus (numerous services 7 times a week). • There is an identified gap in provision of parks and gardens in Uckfield, although development on this site would not impact on a designated Local Green Space. • 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) • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector. Given that the development is relatively small scale, the lack of sports provision is not considered to be significantly impacted.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 198/1410 Name: Sunview, 46 New Road, Ridgewood, Uckfield, TN22 5TG
		S	M	L	Overall	Commentary
						• However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is currently on the periphery of the built-up area, and away from Uckfield Centre although it has good public transport access to services and facilities in Uckfield. • Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Uckfield will continue.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary and nursery school is Harlands Community Primary School and Nursery, 0.8m away (18-minute walk). • Secondary education is available in Uckfield at Uckfield Collage, which provides education from Year 7 to Sixth Form and there is a regular bus service from Lewes Road. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there may be some degree of pressure given the current inadequate school place provision within Uckfield. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 198/1410 Name: Sunview, 46 New Road, Ridgwood, Uckfield, TN22 5TG																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The site itself is considered to be in a relatively sustainable location with good access to public transport provision. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is currently detached from the centre of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has good access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: None Minor positive effects: SO3 Flood Risk, SO13 Travel and Accessibility and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, and that an element of risk from surface water flooding exists from the former quarry, this will not form part of the developable area. Mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. The site is served by an existing vehicular access onto New Road, which appears to be capable of accommodating two-way flow traffic and may only require minor improvements to accommodate intensification. It benefits from a good level of pedestrian connectivity and access to public transport links, services and facilities. The provision of up to 17 additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity and SO10 Landscape & Townscape All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. The site lies in a peripheral location and there is concern that the development may be at odds with the surrounding land uses on this side of New Road. It is identified as being of moderate landscape sensitivity, and as such, the application of Local Plan policies should ensure that the design minimises any negative impacts on the Landscape as part of the development. No significant effect: SO4 Water Resources and Quality, SO18 Economy & Employment and SO19 Town & Village Centres

	Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal is for 30 (net) dwellings. Given the constraints identified within the evidence base and SA, the site is considered appropriate for up to 30 (net) dwellings and is proposed for allocation on this basis. The site is in a sustainable location with good access to public transport opportunities and key services within Uckfield. Additionally, the site is within the Uckfield proposed development boundary and conforms with the spatial strategy as a whole. The site would be suitable for housing development, as it lies on the residential fringe of Uckfield, albeit separated by established allotments. Its development will provide additional opportunities for both market and affordable housing to address the district's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to take account of the adjacent wildlife areas, ensuring appropriate buffers are in place, ensure the ecological value of the site is not compromised, and ensure appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% gain.

SHELAA Ref: 323/1410 **SITE:** Land at Springfield, Lewes Road, Ridgewood, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 323/1410 Name: Land at Springfield, Lewes Road, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a residential property with an extensive curtilage. A small section of the site on its western side is classified as Grade 3b agricultural land. • The site is 0.72ha in area in total and the applicant proposes a residential development of between 20-40 dwellings. This, however, is considered to be too intense for the site and a capacity of approximately 18 is more likely. • The site is located on the periphery of Uckfield on the west side of Lewes Road and is surrounded by built form, most notably the strategic site of 1000 homes at Land West of Uckfield, which is currently under construction. • 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 within the district. The site is located within the proposed development boundary. • The closest bus stop is located approximately 62m south of the site, close to its entrance from Lewes Road. Uckfield Railway Station is located approximately 1.4km away. • On the western side of Lewes Road, a 1.5-2m footway commences 35m south of the existing access and connects south towards Red Clover Road and Ridgewood Farm. A footway is also provided continuously on the eastern side of Lewes Road (of variable width between 1.2-1.8m). • Whilst Lewes Road doesn't have dedicated provision for cyclists, it has a generally residential character, a 30-mph speed limit and street lighting, and therefore appropriate for cycle journeys. • Construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 323/1410 Name: Land at Springfield, Lewes Road, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site comprises a large amount of open space as well as the existing dwelling, and as such, development of the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is localised surface water flooding on part of the western boundary and at the site entrance. These areas, together with the impacts from the increase in impermeable area can be suitably mitigated through SuDS provision. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • No identified watercourses are on site • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff and surface water flood risk, as development will introduce impermeable surfaces.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 323/1410 Name: Land at Springfield, Lewes Road, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity, although a drainage channel exists along the eastern boundary of the site. However, it is still considered that potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site and the potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• A small section of the site on its western side is classified as Grade 3b agricultural land • The site is not safeguarded for waste and minerals operations. • This is a mixed brownfield and greenfield site. • There is no known contamination on the site. • 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 CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 323/1410 Name: Land at Springfield, Lewes Road, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						• A broad scale of development of between 20-40 dwellings on the site has been proposed by the developer. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development that could potentially be accommodated on site is likely to introduce more light pollution to the area, which is classed as being of brighter area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposal is for residential development in this peripheral location, and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Aside from the residential dwelling, the site comprises mainly grassland. The site boundary to the east, south and west is made up of native hedgerow and other hedgerow comprised of native shrub, shrubs, managed evergreen trees, and to the west

SUSTAINABILITY OBJECTIVE		Effects				Site No: 323/1410 Name: Land at Springfield, Lewes Road, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						and south lies a row of broadleaf (west) and evergreen trees. The tree line to the west has a dense understory comprising of bramble, nettles and ivy. • There are no watercourses in the site. • Development would need to seek to retain and enhance these features for biodiversity. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO9	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. • The nature of the site is likely in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive, as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies on the periphery of Uckfield and also to the east of the site at Land West of Uckfield, which is currently under construction for 1000 dwellings. Therefore, the infill of this site will not be at odds with the surrounding area, which is primarily made up of built form. • The site is identified as having low sensitivity to change, given that it is well screened within the wider landscape from mature trees and vegetation on its boundaries. • The site does not lie within the High Weald National Landscape or the setting of the South Downs National Park.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 323/1410 Name: Land at Springfield, Lewes Road, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies, including improving the public realm. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to have no significant effect on the SA objective due to the site's location on the fringe of Uckfield and the presence of the strategic site currently under construction to the west. It is well screened from its boundaries and is unlikely to impact on the surrounding impact.
SO11	HISTORIC & CULTURAL HERITAGE					• There are no heritage assets within or immediately adjacent to the site. • 18, 19 and 19a Lewes Road, which form a terrace of 3 dwellings (Grade II listed) are site further south on Lewes Road. It is not considered that the development will impact on their setting. • The site is not affected by an Archaeological Notification Area (ANA). • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is served by an existing, shared vehicular access that serves both Springfield and the adjacent property, Revelstone.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 323/1410 Name: Land at Springfield, Lewes Road, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						• The closest bus stop is located approximately 62m south of the site, close to its entrance from Lewes Road. Uckfield Railway Station is located approximately 1.4km away. • On the western side of Lewes Road, a 1.5-2m footway commences 35m south of the existing access and connects south towards Red Clover Road and Ridgewood Farm. A footway is also provided continuously on the eastern side of Lewes Road (of variable width between 1.2-1.8m). • Whilst Lewes Road doesn't have dedicated provision for cyclists, it has a generally residential character, a 30-mph speed limit and street lighting, and therefore appropriate for cycle journeys. • There are no Public Rights of Way near the site. • Bus services run from Uckfield every 30 minutes, 7 days a week to a regional or district town, including an evening service. • The train station can be reached via the bus service, and this takes approximately 6 minutes from the nearest bus stop. • Additional development in this location would put extra pressure on the road network, although this is unlikely to be severe. A full transport assessment would however be needed, and it is likely that some works will be required to ensure the access is suitable for intensification. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor positive at this stage given the relatively sustainable location and good access to public transport services offering an alternative to the reliance on the private car. Existing access into the site is also considered suitable for such development, subject to minor improvements.
SO14	HOUSING					• There are no details as to the mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. • However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing

SUSTAINABILITY OBJECTIVE		Effects				Site No: 323/1410 Name: Land at Springfield, Lewes Road, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The site is likely to require a Health Impact Assessment as given its size it is likely to provide more than 10 (net) dwellings. • The nearest health services are at the Meads Medical Centre in Uckfield, approximately 2.1 miles away. This can be reached via a 30 minute walk or an 18 minute bus journey. • The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Uckfield (Freedom Leisure Centre) however these are accessible by bus (numerous services 7 times a week). • There is an identified gap in provision of parks and gardens in Uckfield, although development on this site would not impact on a designated Local Green Space. • 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) • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector. Given that the development is relatively small scale, the lack of sports provision is not considered to be significantly impacted.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 323/1410 Name: Land at Springfield, Lewes Road, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						• With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is currently on the periphery of the built-up area, and away from Uckfield Centre although it has good public transport access to services and facilities in Uckfield. • Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Uckfield will continue.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary and nursery school is Harlands Community Primary School and Nursery, 0.6m away (13-minute walk). • Secondary education is available in Uckfield at Uckfield Collage, which provides education from Year 7 to Sixth Form and there is a regular bus service from Lewes Road. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet

SUSTAINABILITY OBJECTIVE		Effects				Site No: 323/1410	Name: Land at Springfield, Lewes Road, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary	
						the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there may be some degree of pressure given the current inadequate school place provision within Uckfield. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time.	

SUMMARY OF RESULTS:	Site No: 323/1410 Name: Land at Springfield, Lewes Road, Uckfield																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The site itself is considered to be in a relatively sustainable location with good access to public transport provision. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is currently detached from the centre of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has good access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: None Minor positive effects: SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity, SO13 Travel and Accessibility and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, and that an element of risk from surface water flooding at small points within the site, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. The site mainly comprises grassland, and the retention of boundary vegetation, together with the achievement of Biodiversity Net Gain is likely to provide a betterment in terms of biodiversity and green infrastructure. The site is served by an existing vehicular access onto Lewes Road and good access to public transport links, services and facilities. The provision of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste and SO7 Pollution All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. No significant effect: SO4 Water Resources and Quality, SO10 Landscape and Townscape, SO11 Historic and Cultural Heritage, SO18 Economy & Employment and SO19 Town & Village Centres

	Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site lies to the east of the site at Land West of Uckfield, which is currently under construction. The infill of this site, therefore, will not be at odds with the surrounding area, and is also well screened from longer views. There are no heritage assets within the site, and it is not considered that the development would have an impact on the setting of listed buildings nearby. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 20-40 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 15 (net) dwellings and has been proposed for allocation on this basis. The site is within a sustainable location with good access to public transport opportunities and key services within Uckfield. Additionally, the site is within the Uckfield proposed development boundary and conforms with the spatial strategy as a whole. The site would be suitable for housing development, as it lies on the residential fringe of Uckfield, albeit separated by established allotments. Its development will provide additional opportunities for both market and affordable housing to address the district's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to take account of the adjacent wildlife areas, ensuring appropriate buffers are in place, ensure the ecological value of the site is not compromised, and ensure appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% gain.

SHELAA Ref: 346/1410 **SITE:** Land West of Uckfield, Ridgewood, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 346/1410 Name: Land West of Uckfield, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site in its entirety comprises Grade 3b agricultural land and recently constructed residential development. This proposal relates to small elements of the wider strategic site that were not included in the application for planning permission to which the part of the site under construction relates. • The site is 81ha in total. • This is a peripheral site which lies to the west and south western edge of Uckfield. • 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 within the district. The site is located within the proposed development boundary. • The closest bus stop is located approximately 310m away from the site entrance. Uckfield Railway Station is located approximately 1.2m away. • New pedestrian footpaths are provided by the new access of Lewes Road • Whilst Lewes Road doesn't have dedicated provision for cyclists, it has a generally residential character, a 30-mph speed limit and street lighting, and therefore appropriate for cycle journeys. • Construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 346/1410 Name: Land West of Uckfield, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The majority of the site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. The western boundary of the site lies within the fluvial floodplain of the Ridgewood Stream Flood Zones 2 and 3. There are also 2 linear incursions of Flood Zone 2 extending eastwards into the northern sector of the undeveloped site, providing some vulnerability to effects of climate change if adaptation measures not implemented. • The site comprises a large amount of open space as well as the existing dwelling, and as such, development of the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk (which already exists) and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The majority of the site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. The western boundary of the site lies within the fluvial floodplain of the Ridgewood Stream Flood Zones 2 and 3. There are also 2 linear incursions of Flood Zone 2 extending eastwards into the northern sector of the undeveloped site, providing some vulnerability to effects of flooding if adaptation measures not implemented. There is a risk of surface water flooding in the northern part of the site. These areas, together with the impacts from the increase in impermeable area can be suitably mitigated through SuDS provision. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • Ridgewood Stream runs within the site • The proposed development for the site is appropriate for the flood zone identified, providing areas affected by flood zones 2 and 3 are avoided.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 346/1410 Name: Land West of Uckfield, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be provided in terms of managing surface water runoff and surface water flood risk, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Parts of the site are at risk of fluvial and surface water flooding, and as such, the impact on the SA objective is currently uncertain, as much will depend on the proposed layout and mitigation measures implemented alongside any development.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • The Ridgewood Stream runs within the site and is classified by the Environment Agency as being in moderate ecological status and failing in its chemical status. • Development of the site could exacerbate the rivers poor status through potential pollution, directly and indirectly through surface runoff and discharge • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • It is considered there would be minor negative effects on this SA Objective, predominantly due to the potential of the site to impact the Ridgewood Stream which is currently in a poor condition and failing in its chemical status.
SO5	SOIL, LAND & MINERALS					• The undeveloped part of the site comprises Grade 3b agricultural land. • The site is not safeguarded for waste and minerals operations. • This is a mixed brownfield and greenfield site. • There is no known contamination on the site. • 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 CO_2 emissions.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 346/1410 Name: Land West of Uckfield, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development that could potentially be accommodated on site is likely to introduce more light pollution to the area, which is classed as being of brighter area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • There is potential impact in terms of odour and flies from the nearby Waste Water Treatment Works and further survey work would need to be undertaken • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposal is for major residential development in this peripheral location, and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered major negative
SO8	GREEN & BLUE INFRASTRUCTURE					• Boothland Wood, identified as ancient woodland and deciduous woodland abuts part of the north-eastern boundary of the site. There are three small pockets of Ancient

SUSTAINABILITY OBJECTIVE		Effects				Site No: 346/1410 Name: Land West of Uckfield, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						Woodland within the site as a whole, one linear strip along the south-eastern boundary to Lewes Road (Ridgewood Bridge Shaw), one surrounding the pond in the south-eastern section of the site (Ridgewood Shaw) , and one in the south western corner of the site, adjacent to the A22. • Priority habitats on adjacent site • Ridgewood Stream runs within the site. • Development would need to seek to retain and enhance these features for biodiversity. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO9	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 49 lies to the north of the site. • The nature of the site is likely in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive, as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO10	LANDSCAPE & TOWNSCAPE					• The wider site forms a partly constructed strategic residential development on the periphery of Uckfield. Therefore, the infill of the remaining parcels of land will not be at odds with the surrounding area, which is primarily made up of built form.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 346/1410 Name: Land West of Uckfield, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						• There are no details of landscape sensitivity for this site, although given the scale of development in the close vicinity, it is not considered that there will be a significant impact on the wider landscape as a result. • The site does not lie within the High Weald National Landscape or the setting of the South Downs National Park. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies, including improving the public realm. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to have no significant effect on the SA objective due to the site's location on the fringe of Uckfield and the presence of the strategic site currently under construction to the west. It is well screened from its boundaries and is unlikely to impact on the surrounding impact.
SO11	HISTORIC & CULTURAL HERITAGE					• There are no heritage assets within or immediately adjacent to the site. • 18, 19 and 19a Lewes Road, which form a terrace of 3 dwellings (Grade II listed) are site further south on Lewes Road. It is not considered that the development will impact on their setting. • An Archaeological Notification Area (ANA) lies along the south western boundary just north of the subway. Further investigation may be required however, given the scale of development at the site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The effect on this SA Objective is considered to be uncertain due to the need for further investigation in terms of archaeological remains due to the scale of the development.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 346/1410 Name: Land West of Uckfield, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is served by a new access off Lewes Road to the southern sector of the site. A new roundabout access constructed off A22 for remainder of the site. • The closest bus stop is located approximately 310m away from the site entrance. Uckfield Railway Station is located approximately 1.2m away. • New pedestrian footpaths are provided by the new access of Lewes Road • Whilst Lewes Road doesn't have dedicated provision for cyclists, it has a generally residential character, a 30-mph speed limit and street lighting, and therefore appropriate for cycle journeys. • Public Right of Wat 11, 10a and 10b cross the site between that A22 and Boothlands Wood. • Bus services run from Uckfield every 30 minutes, 7 days a week to a regional or district town, including an evening service. • The train station can be reached via the bus service, and this takes approximately 11 minutes from the nearest bus stop. • Additional development in this location would put extra pressure on the road network, and as such, a full transport assessment would however be needed. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor positive at this stage given the relatively sustainable location and good access to public transport services offering an alternative to the reliance on the private car. Existing access into the site is also considered suitable for such development.
SO14	HOUSING					• There are no details as to the mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. • However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 346/1410 Name: Land West of Uckfield, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The site will require a Health Impact Assessment as given its size it is likely to provide more than 10 (net) dwellings. • The nearest health services are at the High Tree Medical Centre in Uckfield, approximately 1 mile away. This can be reached via a 22 minute walk. • The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Uckfield (Freedom Leisure Centre) however these are accessible by bus (numerous services 7 times a week). • There is an identified gap in provision of parks and gardens in Uckfield, although development on this site would not impact on a designated Local Green Space. • 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) • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector and under provision of sports facilities.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 346/1410 Name: Land West of Uckfield, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						• With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is currently on the periphery of the built-up area, and away from Uckfield Centre although it has good public transport access to services and facilities in Uckfield. • Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Uckfield will continue.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary and nursery school is Little Horsted Primary School (1.1m away 23-minute walk).and Hartlands Primary School and Nursery (0.9m, 20 minute walk) • Secondary education is available in Uckfield at Uckfield Collage, which provides education from Year 7 to Sixth Form and there is a regular bus service from Lewes Road. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet

SUSTAINABILITY OBJECTIVE		Effects				Site No: 346/1410 Name: Land West of Uckfield, Ridgewood, Uckfield, TN22 5SL
		S	M	L	Overall	Commentary
						the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there may be some degree of pressure given the current inadequate school place provision within Uckfield. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 346/1410 Name: Land west of Uckfield, Ridgewood, Uckfield, TN22 5SL																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The site itself is considered to be in a relatively sustainable location with good access to public transport provision. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is currently detached from the centre of Uckfield although the development of the site as a whole forms an extension to the urban area. Uckfield is a sustainable settlement according to the settlement hierarchy. The site has good access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: SO14 Housing Development of this scale (approximately 100 additional homes) in addition to the 1,000 homes under construction will make a significant contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Minor positive effects: SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO13 Travel and Accessibility The site in its current form has limited existing vegetation retained within the site, which will need to be replaced through development. Achieving 20% Biodiversity Net Gain will provide a betterment on the existing situation. Access can be achieved within the development currently under construction, and the site benefits from a good level of pedestrian connectivity and access to public transport links, services and facilities. Major negative effects: SO7 Pollution Given the scale of development proposed there will be a significant impact from the resultant air pollution arising from the use of motorised forms of transport, as well as proximity of housing to the nearby Waste Water Treatment Works, which could impact future residents in terms of noise, odour and flies. Minor negative effects: SO1 Climate Change, SO4 Water Resources/Quality and SO6 Waste All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts. Development of the site has the potential to impact the Ridgewood Stream which is currently in a poor condition and failing in its chemical status.

	No significant effect: SO10 Landscape and Townscape, SO18 Economy & Employment and SO19 Town & Village Centres The development will form a natural extension to the existing development at Ridgewood, and as such, is not considered to impact negatively on the landscape or townscape The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 193 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 100 (net) dwellings and has been proposed for allocation on this basis. The site is in a relatively sustainable location with good access to public transport opportunities and key services within Uckfield. Additionally, the site is within the Uckfield proposed development boundary and conforms with the spatial strategy as a whole. The site would be suitable for housing development, as it lies on the residential fringe of Uckfield, and forms a natural extension to the site currently under construction for 1000 dwellings. Its development will provide additional opportunities for both market and affordable housing to address the district's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to take account of the adjacent wildlife areas, ensuring appropriate buffers are in place, ensure the ecological value of the site is not compromised, and ensure appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% biodiversity net gain.

SHELAA Ref: 517/1410 **SITE:** Land rear of Oakley Court, Selby Road, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 517/1410 Name: Land rear of Oakley Court, Selby Road, Uckfield
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises amenity land within the existing built-up area of Uckfield. • The site is 0.18 ha in size and proposed for residential development, although the applicant has not put forward a proposed quantum of housing. • The site is south of Uckfield High Street, to the east of Selby Road, and is surrounded by residential development to the north, west and south with Uckfield Community Hospital to the east. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Uckfield is classed as a sustainable development within the settlement hierarchy and has an array of services and facilities, including the Uckfield train station. Therefore, any development is likely to result in a limited increase in car use to reach larger settlements outside the district, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 517/1410 Name: Land rear of Oakley Court, Selby Road, Uckfield
		S	M	L	Overall	Commentary
						• The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no known risk of flooding from surface water. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce areas of impermeable surfaces on an area that was previously greenfield. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the size of the site and that it is not at risk of fluvial and surface water flooding, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site, the effects on this SA Objective are considered not significant. Any impacts could be mitigated through good design and compliance with local plan policies.
SO5	SOIL, LAND & MINERALS					• The site is not classified within the Agricultural Land Classification survey. • 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 CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 517/1410 Name: Land rear of Oakley Court, Selby Road, Uckfield
		S	M	L	Overall	Commentary
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The size and location of of the site means development is unlikely to introduce light pollution to the area, which is classed as being in a brighter area in CPREs light pollution mapping. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • The site is within close proximity, and with good pedestrian access to sustainable transport, offering an alternative to the private car which could help reduce air pollution from traffic. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size and location of the site, within an existing built-up area and close to public transport options, it is considered there would be no significant effect in the long term on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is amenity land and there are trees within it as well as along the southern boundary. There are TPO trees also along the eastern boundary. Whilst these contribute to a localised green infrastructure network, connectivity is lacking in the area due to surrounding residential uses. Development of the site could enhance the green infrastructure network potential in line with Local Plan policies. • The impact on this SA Objective is considered to be minor positive.
SO9	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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 517/1410 Name: Land rear of Oakley Court, Selby Road, Uckfield
		S	M	L	Overall	Commentary
						• There are no designated biodiversity sites within the site or in close proximity. • The nature of the site is likely to involve the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • The TPO trees along the eastern boundary are likely to have some degree of biodiversity value and should be retained and protected as part of any development scheme. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive, as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies in the built-up area of Uckfield and therefore, its redevelopment would not be at odds with the surrounding area, which is primarily made up of built form. • The site is not visible within the landscape given its location within Uckfield. • The site does not lie within the High Weald National Landscape or the setting of the South Downs National Park. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies, including improving the public realm. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to have no significant effect on the SA objective due to the site's size and location in Uckfield.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • There are no listed buildings within the site or in close proximity. • The site is not affected by an Archaeological Notification Area (ANA). • Therefore, it is considered that the site would have no significant effect on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 517/1410 Name: Land rear of Oakley Court, Selby Road, Uckfield
		S	M	L	Overall	Commentary
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site gained full planning permission for 6 (net) dwellings indicating that vehicular access is possible, although this would need to be reviewed as part of any develop0ment scheme as the original permission has now lapsed. • There is an existing vehicular access point onto Selby Road. • There are very good pedestrian links from the site into Uckfield, with footpaths along Selby Road and Framfield Road (B2102). • The nearest bus stop is 300m from the site on Framfield Road and can be reached on foot within approx. 6 mins. Bus journeys into Uckfield High Street is approx. 7-minutes. • The site is approx. 640m from Uckfield Train Station which can also be reached on foot, within an approx. 10-minute walk. • The site is well located in terms of proximity and access to sustainable transport, giving any future residents viable alternatives to the private car. • The effect on this SA Objective is expected to be minor positive.
SO14	HOUSING					• There are no details as to the mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. • However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The site is adjacent to Bird in Eye Surgery and the Uckfield Community Hospital, although there is no direct pedestrian access to Bird in Eye Surgery. The Community Hospital and a pharmacy can be accessed on foot using footpaths along Selby Road and Framfield Road with an approx. walking time of 8 minutes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 517/1410 Name: Land rear of Oakley Court, Selby Road, Uckfield
		S	M	L	Overall	Commentary
						• The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Uckfield (Freedom Leisure Centre) and these are accessible via the bus service from Framfield Road or within a 25-minute walk. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term but taking account of the small size of the site, the effects on this SA Objective are considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 517/1410 Name: Land rear of Oakley Court, Selby Road, Uckfield
		S	M	L	Overall	Commentary
						• Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Uckfield will continue.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary schools are Harlands Community Primary School & Nursery (0.7 miles from the site) and St Philips Catholic Primary School (0.5 miles from the site). Both are accessible on foot via existing footpaths but are approx. a 16-minute and 11-minute walk respectively. • 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 train station (a 9-minute walk from the site. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the size of the site and the potential for its development.

SHELAA Ref: 539/1410 **SITE:** Cress Farm, 20 Lewes Road, Ridgewood, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 539/1410 Name: Cress Farm, 20 Lewes Road, Ridgewood, Uckfield, TN22 5SN
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a single residential property with outbuildings and domestic curtilage. The south western corner of the site comprises Grade 3b agricultural land. • The site is 0.29ha in area in total and is considered potentially suitable for 10 net dwellings. • The site is located on the periphery of Uckfield on the west side of Lewes Road and is surrounded by built form, most notably the strategic site of 1000 homes at Land West of Uckfield, which is currently under construction. • 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 within the district. The site is located within the proposed development boundary. • The closest bus stop is located approximately 24m south of the site, for both north and south bound journeys from Lewes Road. Uckfield Railway Station is located approximately 1.5km away. • On the western side of Lewes Road, a 1.5-2m footway adjoins the site. Access into the property is through a shared driveway, with no separate pedestrian access. • Whilst Lewes Road doesn't have dedicated provision for cyclists, it has a generally residential character, a 30-mph speed limit and street lighting, and therefore appropriate for cycle journeys. • Construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 539/1410 Name: Cress Farm, 20 Lewes Road, Ridgewood, Uckfield, TN22 5SN
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site comprises a large amount of open space as well as the existing dwelling, and as such, development of the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no known concern with surface water flooding. It is acknowledged that development of the site is likely to increase the impermeable area, although it is considered that this can be suitably mitigated through SuDS provision. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • No identified watercourses are on site. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff and surface water flood risk, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 539/1410 Name: Cress Farm, 20 Lewes Road, Ridgewood, Uckfield, TN22 5SN
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. As such, it is considered that potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site and the potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• The south western corner of the site is classified as Grade 3b agricultural land. • The site is not safeguarded for waste and minerals operations. • This is a mixed brownfield and greenfield site. • There is no known contamination on the site although investigation may be needed if use of the outbuildings could present a risk. • 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 CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • The site is considered potentially suitable for 10 dwellings.. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 539/1410 Name: Cress Farm, 20 Lewes Road, Ridgewood, Uckfield, TN22 5SN
		S	M	L	Overall	Commentary
						• Therefore, the impacts on this SA Objective are considered to be uncertain at this stage, until further investigation is undertaken as to the potential for contamination and potential for impacts following disturbance of soil from the development.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development that could potentially be accommodated on site is likely to introduce more light pollution to the area, which is classed as being of brighter area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • The site is located in close proximity to the A22, where there is potential for noise pollution. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposal is for residential development in this peripheral location, and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Approximately 50% of the site is garden, with very few trees/hedgerows worthy of retention. • There are no watercourses in the site. • Development would need to seek to enhance the few features on the site for biodiversity and provide additional soft landscaping as much as possible.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 539/1410 Name: Cress Farm, 20 Lewes Road, Ridgewood, Uckfield, TN22 5SN
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO9	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. • The nature of the site is likely in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive, as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies on the periphery of Uckfield and also to the east of the site at Land West of Uckfield, which is currently under construction for 1000 dwellings. Therefore, the infill of this site will not be at odds with the surrounding area, which is primarily made up of built form. • The site is not highly visible within the landscape given that it is set back from the road and surrounded by further built form. • The site does not lie within the High Weald National Landscape or the setting of the South Downs National Park. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies, including improving the public realm.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 539/1410 Name: Cress Farm, 20 Lewes Road, Ridgewood, Uckfield, TN22 5SN
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to have no significant effect on the SA objective due to the site's location on the fringe of Uckfield and the presence of the strategic site currently under construction to the west. It is well screened from its boundaries and is unlikely to impact on the surrounding area.
SO11	HISTORIC & CULTURAL HERITAGE					• There are no heritage assets within or immediately adjacent to the site. • 18, 19 and 19a Lewes Road, which form a terrace of 3 dwellings (Grade II listed) are site further south on Lewes Road. It is not considered that the development will impact on their setting. • The site is not affected by an Archaeological Notification Area (ANA). • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The effect on this SA Objective is considered to have no significant effect due to the absence of any heritage assets within or around the site.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is served by an existing, shared vehicular access from Lewes Road. • The closest bus stop is located approximately 24m south of the site, for both north and south bound journeys from Lewes Road. Uckfield Railway Station is located approximately 1.5km away. • On the western side of Lewes Road, a 1.5-2m footway adjoins the site. Access into the property is through a shared driveway, with no separate pedestrian access.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 539/1410 Name: Cress Farm, 20 Lewes Road, Ridgewood, Uckfield, TN22 5SN
		S	M	L	Overall	Commentary
						• Whilst Lewes Road doesn't have dedicated provision for cyclists, it has a generally residential character, a 30-mph speed limit and street lighting, and therefore appropriate for cycle journeys. • There are no Public Rights of Way near the site. • Bus services run from Uckfield every 30 minutes, 7 days a week to a regional or district town, including an evening service. • The train station can be reached via the bus service, and this takes approximately 3 minutes from the nearest bus stop. • Additional development in this location would put extra pressure on the road network, although this is unlikely to be severe. A full transport assessment would however be needed, and it is likely that some works will be required to ensure the access is suitable for intensification. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor positive at this stage given the relatively sustainable location and good access to public transport services offering an alternative to the reliance on the private car. Existing access into the site is also considered suitable for such development, subject to minor improvements secured through planning consent for the adjoining site, which is providing 9 dwellings.
SO14	HOUSING					• There are no details as to the mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. • However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The site is unlikely to require a Health Impact Assessment as it is unlikely to provide more than 10 (net) dwellings.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 539/1410 Name: Cress Farm, 20 Lewes Road, Ridgewood, Uckfield, TN22 5SN
		S	M	L	Overall	Commentary
						• The nearest health services are at the High Tree Medical Centre in Uckfield, approximately 0.7 miles away. This can be reached via a 17 minute walk. • The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Uckfield (Freedom Leisure Centre) however these are accessible by bus (numerous services 7 times a week). • There is an identified gap in provision of parks and gardens in Uckfield, although development on this site would not impact on a designated Local Green Space. • 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) • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector. Given that the development is relatively small scale, the lack of sports provision is not considered to be significantly impacted.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 539/1410 Name: Cress Farm, 20 Lewes Road, Ridgewood, Uckfield, TN22 5SN
		S	M	L	Overall	Commentary
						• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is currently on the periphery of the built-up area, and away from Uckfield Centre although it has good public transport access to services and facilities in Uckfield. • Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Uckfield will continue.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary and nursery school is Harlands Community Primary School and Nursery, 0.6m away (13-minute walk). • Secondary education is available in Uckfield at Uckfield Collage, which provides education from Year 7 to Sixth Form and there is a regular bus service from Lewes Road. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there may be some degree of pressure given the current inadequate school place provision within Uckfield. The applicant would be

SUSTAINABILITY OBJECTIVE		Effects				Site No: 539/1410	Name: Cress Farm, 20 Lewes Road, Ridgewood, Uckfield, TN22 5SN
		S	M	L	Overall	Commentary	
						required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time.	

SUMMARY OF RESULTS:	Site No: 539/1410 Name: Cress Farm, 20 Lewes Road, Ridgewood, Uckfield, TN22 5SN																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The site itself is considered to be in a relatively sustainable location with good access to public transport provision. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is currently detached from the centre of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has good access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: None Minor positive effects: SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity, SO13 Travel and Accessibility and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Whilst there will be an increase in impermeable surface as a result of development, it is considered that mitigation through sustainable drainage provision will ensure that flood risk is suitably controlled. The site is mixed brownfield and greenfield with limited vegetation. The achievement of at least 20% Biodiversity Net Gain is likely to provide a betterment in terms of biodiversity and green infrastructure. The site is served by an existing vehicular access onto Lewes Road and good access to public transport links, services and facilities. The provision of additional dwellings on this site would make a much need contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste and SO7 Pollution All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development, as well as noise from the nearby A22. However, the application of Local Plan policies should mitigate any negative impacts. No significant effect: SO4 Water Resources and Quality, SO10 Landscape and Townscape, SO11 Historic and Cultural Heritage, SO18 Economy & Employment and SO19 Town & Village Centres

	Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site lies to the east of the site at Land West of Uckfield, which is currently under construction. The infill of this site, therefore, will not be at odds with the surrounding area, and is also well screened from longer views. There are no heritage assets within the site, and it is not considered that the development would have an impact on the setting of listed buildings nearby. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 10 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 8 (net) dwellings and has been proposed for allocation on this basis. The site is within a relatively sustainable location with good access to public transport opportunities and key services within Uckfield. Additionally, the site is within the Uckfield proposed development boundary and conforms with the spatial strategy as a whole. The site would be suitable for housing development, as it lies on the residential fringe of Uckfield, surrounded by other built form. Its development will provide additional opportunities for both market and affordable housing to address the district's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to take account of the adjacent wildlife areas, ensuring appropriate buffers are in place, ensure the ecological value of the site is not compromised, and ensure appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% biodiversity net gain.

SHELAA Ref: 956/1410 **SITE:** Uckfield Police Station, New Town, High Street, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 956/1410 Name: Uckfield Police Station, New Town, High Street, Uckfield, TN22 5DL
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises 4 x 22 storey villas converted to a Police Station, with some extensions having taken place, together with a parking court to the rear and a lawn to the front • The site is 0.3ha in area in total and is considered potentially suitable for 10 net dwellings. • The site is located in an urban location in the centre of Uckfield, just 6m from the Town Centre boundary. • 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 within the district. The site is located within the proposed development boundary. • The closest bus stop is located approximately 22m from the site on the High Street. Uckfield Railway Station is located approximately 162m to the north. • The High Street has pavements in the vicinity of the site. • The High Street is in a central location, and comprises effective street lighting, providing good provision for cyclists. • Construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified

SUSTAINABILITY OBJECTIVE		Effects				Site No: 956/1410 Name: Uckfield Police Station, New Town, High Street, Uckfield, TN22 5DL
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site as existing is relatively impermeable in its current form, although acceptable sustainable drainage systems will still need to be implemented. Introducing residential development could still however, make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no known concern with surface water flooding. Any risks to increasing surface water flooding are considered to be able to be suitably mitigated through SuDS provision. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • No identified watercourses are on site. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff and surface water flood risk, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 956/1410 Name: Uckfield Police Station, New Town, High Street, Uckfield, TN22 5DL
		S	M	L	Overall	Commentary
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. As such, it is considered that potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site and the potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• There is no agricultural land on the site given its urban location. • The site is not safeguarded for waste and minerals operations. • This is a brownfield site. • There is no known contamination on the site. • 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 CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • The site is considered potentially suitable for 10 dwellings. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage, until further investigation is undertaken as to the potential for impacts following disturbance of soil from the development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 956/1410 Name: Uckfield Police Station, New Town, High Street, Uckfield, TN22 5DL
		S	M	L	Overall	Commentary
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development that could potentially be accommodated on site is likely to introduce more light pollution to the area, which is classed as being of brighter area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • The site is located in close proximity to a busy road, where there is potential for noise pollution. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposal is for residential development in this peripheral location, and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• The northern boundary abuts a treed area, although there is limited soft landscaping on the site. This area could however, provide opportunities for a wildlife stepping stone across the wider area. • There are no watercourses in the site. • Victoria Park is located a 6 minute walk away, providing good access to open space. • Development would need to seek to enhance the few features on the site for biodiversity and provide additional soft landscaping as much as possible.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 956/1410 Name: Uckfield Police Station, New Town, High Street, Uckfield, TN22 5DL
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO9	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. • The nature of the site is likely to involve the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive, as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies in the built up area of Uckfield and therefore, its redevelopment would not be at odds with the surrounding area, which is primarily made up of built form. • The site is not visible within the landscape given its location in the centre of Uckfield. • The site does not lie within the High Weald National Landscape or the setting of the South Downs National Park. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies, including improving the public realm. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 956/1410 Name: Uckfield Police Station, New Town, High Street, Uckfield, TN22 5DL
		S	M	L	Overall	Commentary
						• The impact is expected to have no significant effect on the SA objective due to the site's location in the urban centre of Uckfield.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is set 300m south of the Uckfield Conservation Area, and as such, any development would have to assess the impact on its setting. • The site is not affected by an Archaeological Notification Area (ANA). • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The effect on this SA Objective is considered to be uncertain, until an assessment of the impact on the setting of the nearby Conservation Area is undertaken.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is served by an existing access onto the High Street. • The closest bus stop is located approximately 22m from the site on the High Street. Uckfield Railway Station is located approximately 162m to the north. • The High Street has pavements in the vicinity of the site. • The High Street is in a central location, and comprises effective street lighting, providing good provision for cyclists. • There are no Public Rights of Way near the site. • Bus services run from Uckfield every 30 minutes, 7 days a week to a regional or district town, including an evening service. • The train station can be reached in a 2 minute walk. • Additional development in this location would put extra pressure on the road network, although this is unlikely to be severe. A full transport assessment would however be

SUSTAINABILITY OBJECTIVE		Effects				Site No: 956/1410 Name: Uckfield Police Station, New Town, High Street, Uckfield, TN22 5DL
		S	M	L	Overall	Commentary
						needed, and it is likely that some works will be required to ensure the access is suitable for intensification. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered major positive at this stage given the extremely sustainable location and good access to public transport services offering an alternative to the reliance on the private car. Existing access into the site is also considered suitable for such development, subject to a full assessment as to its intensification.
SO14	HOUSING					• There are no details as to the mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. • However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The site is unlikely to require a Health Impact Assessment as it is unlikely to provide more than 10 (net) dwellings. • The nearest health services are at the Meads Medical Centre in Uckfield, approximately 0.7 miles away. This can be reached via a 15 minute walk. • The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Uckfield (Freedom Leisure Centre) however these are accessible by bus (numerous services 7 times a week). • There is an identified gap in provision of parks and gardens in Uckfield, although development on this site would not impact on a designated Local Green Space.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 956/1410 Name: Uckfield Police Station, New Town, High Street, Uckfield, TN22 5DL
		S	M	L	Overall	Commentary
						• 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) • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector. Given that the development is relatively small scale, the lack of sports provision is not considered to be significantly impacted.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN &					• The site is not proposing any retail floorspace.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 956/1410 Name: Uckfield Police Station, New Town, High Street, Uckfield, TN22 5DL
		S	M	L	Overall	Commentary
	VILLAGE CENTRES					• The site does not contain any existing retail floorspace so there is no loss. • The site is currently in a central location within the Town Centre.. • Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Uckfield will continue.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is St Philips Catholic Primary School, just 0.2m and a 5 minute walk away. Alternatively, Holy Cross CE Primary School is located 0.7m away, or a 15 minute walk. Nursery provision is available at Little Fireflies & Newton Lang Nursery, 0.5m and a 12 minute walk away. • Secondary education is available in Uckfield at Uckfield Collage, which provides education from Year 7 to Sixth Form and there is a regular bus service from Lewes Road. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there may be some degree of pressure given the current inadequate school place provision within Uckfield. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 956/1410 Name: Uckfield Police Station, New Town, High Street, Uckfield, TN22 5DL																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:

Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The site itself is considered to be in a relatively sustainable location with good access to public transport provision. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is currently in the centre of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has excellent access to public transport that would connect the site to the services and outside of the centre and further afield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: SO13 Travel and Accessibility The site is served by an existing vehicular access onto High Street and excellent access to public transport links, services and facilities. Minor positive effects: SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Mitigation measures will need to be provided in terms of managing surface water runoff and surface water flood risk, as development will introduce impermeable surfaces This is a brownfield with limited vegetation. The achievement of at least 20% Biodiversity Net Gain is likely to provide a betterment in terms of biodiversity and green infrastructure. The site is served by an existing vehicular access onto High Street and excellent access to public transport links, services and facilities. The provision of additional dwellings on this site would make a much needed contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste and SO7 Pollution All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development, as well as noise from the nearby busy road. However, the application of Local Plan policies should mitigate any negative impacts. No significant effect: SO4 Water Resources and Quality, SO10 Landscape and Townscape, SO18 Economy & Employment and SO19 Town & Village Centres

	Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site lies to the east of the site at Land West of Uckfield, which is currently under construction. The infill of this site, therefore, will not be at odds with the surrounding area, and is also well screened from longer views. There are no heritage assets within the site, and it is not considered that the development would have an impact on the setting of listed buildings nearby. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is selected for allocation for 10 (net) dwellings due to its extremely sustainable location with excellent access to public transport opportunities and key services within Uckfield. Additionally, the site is within the Uckfield proposed development boundary and conforms with the spatial strategy as a whole. The site would be suitable for housing development, as it lies in the centre of Uckfield, surrounded by other built form. Its development will provide additional opportunities for both market and affordable housing to address the district's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to ensure any ecological value of the site is not compromised, and ensure appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% gain.

SHELAA Ref: 1002/1410 **SITE:** Luxford Field Car Park, Belmont Road, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1002/1410 Name: Luxford Field Car Park, Belmont Road, Uckfield, TN22 1BW
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises 2 vehicular car parks located to the west of the High Street and to the east of Belmont Road. They are currently accessed from the Civic Approach and Library Way to the east. • The site is 0.88ha in total and the applicant has proposed either residential, employment or community use development, or a mix of the above. It is considered that the site could potentially be suitable for 25 net dwellings. • The site is located in an urban location in the centre of Uckfield, within the Town Centre boundary. • 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 within the district. The site is located within the proposed development boundary. • The closest bus stop is located approximately 50m east of the site. Uckfield Railway Station is located approximately 300m to the south. • The site occupies a town centre location with a good level of pedestrian connectivity. • No Public Rights of Way are present. • The site is in a central location, and comprises effective street lighting, providing good provision for cyclists. • Construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1002/1410 Name: Luxford Field Car Park, Belmont Road, Uckfield, TN22 1BW
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site as existing is relatively impermeable in its current form, although acceptable sustainable drainage systems will still need to be implemented. Introducing residential development could still however, make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no known concern with surface water flooding. Any risks to increasing surface water flooding are considered to be able to be suitably mitigated through SuDS provision. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • No identified watercourses are on site. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff and surface water flood risk, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1002/1410 Name: Luxford Field Car Park, Belmont Road, Uckfield, TN22 1BW
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, the potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site and the potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• There is no agricultural land on the site given its urban location. • The site is not safeguarded for waste and minerals operations. • This is a brownfield site. • There is no known contamination on the site. • 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. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • The site is considered potentially suitable for 25 dwellings or alternatively a mixed use. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1002/1410 Name: Luxford Field Car Park, Belmont Road, Uckfield, TN22 1BW
		S	M	L	Overall	Commentary
						• Therefore, the impacts on this SA Objective are considered to be uncertain at this stage, until further investigation is undertaken as to the potential for impacts following disturbance of soil from the development..
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development that could potentially be accommodated on site is likely to introduce more light pollution to the area, which is classed as being of brighter area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposal is for residential development in this peripheral location, and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Trees and hedgerows are present along the boundaries of the site, which could however, provide opportunities for wildlife stepping stones across the wider area. • There are no watercourses in the site. • A recreation ground lies directly adjacent to the site, providing good access to recreational space. • Development would need to seek to enhance the few features on the site for biodiversity and provide additional soft landscaping as much as possible.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1002/1410 Name: Luxford Field Car Park, Belmont Road, Uckfield, TN22 1BW
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO9	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. • The nature of the site is likely in the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor positive, as achieving Biodiversity Net Gain is likely to increase the biodiversity value of the site.
SO10	LANDSCAPE & TOWNSCAPE					• The site lies in the built up area of Uckfield and therefore, its redevelopment would not be at odds with the surrounding area, which is primarily made up of built form. • The site is not visible within the landscape given its location in the centre of Uckfield. • The site does not lie within the High Weald National Landscape or the setting of the South Downs National Park. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies, including improving the public realm. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1002/1410 Name: Luxford Field Car Park, Belmont Road, Uckfield, TN22 1BW
		S	M	L	Overall	Commentary
						• The impact is expected to have no significant effect on the SA objective due to the site's location in the urban centre of Uckfield.
SO11	HISTORIC & CULTURAL HERITAGE					• The designated Uckfield Conservation Area wraps around the eastern, northern and western boundaries of the site. There are a number of listed buildings located along the High Street to the east, Church Street to the north and Belmont Road to the west. As such, any development would have to assess the impacts on the setting of the Conservation Area and nearby listed buildings. • The site is affected by an Archaeological Notification Area (ANA), and as such, assessments would need to be undertaken to determine the impact on archaeological features. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The effect on this SA Objective is considered to be uncertain, until assessments are undertaken in terms of the archaeological interest of the site, and on the setting of the Conservation Area and nearby listed buildings.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site accessed directly off the High Street via Library Way and Civic Approach. • The closest bus stop is located approximately 50m east of the site. Uckfield Railway Station is located approximately 300m to the south. • The site occupies a town centre location with a good level of pedestrian connectivity. • No Public Rights of Way are present.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1002/1410 Name: Luxford Field Car Park, Belmont Road, Uckfield, TN22 1BW
		S	M	L	Overall	Commentary
						• The site is in a central location, and comprises effective street lighting, providing good provision for cyclists. • Bus services run from Uckfield every 30 minutes, 7 days a week to a regional or district town, including an evening service. • The train station can be reached via the bus service, and this takes approximately 7 minutes on foot. • Additional development in this location would put extra pressure on the road network, although this is unlikely to be severe. A full transport assessment would however be needed, and it is likely that some works will be required to ensure the access is suitable for intensification. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered major positive at this stage given the extremely sustainable location and good access to public transport services offering an alternative to the reliance on the private car. Existing access into the site is also considered suitable for such development.
SO14	HOUSING					• There are no details as to the mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. • However, it is promoted for residential development, as well alternative uses, and if delivered, will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The site is likely to require a Health Impact Assessment as given its size it is likely to provide more than 10 (net) dwellings. • The nearest health services are at the Meads Medical Centre in Uckfield, approximately 0.8 miles away. This can be reached via a 17 minute walk or an 16 minute bus journey.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1002/1410 Name: Luxford Field Car Park, Belmont Road, Uckfield, TN22 1BW
		S	M	L	Overall	Commentary
						• The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Uckfield (Freedom Leisure Centre) however these are accessible by bus (numerous services 7 times a week). • There is an identified gap in provision of parks and gardens in Uckfield, although development on this site would not impact on a designated Local Green Space. • 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) • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services, the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector. Given that the development is relatively small scale when compared to other sites in the locality, the lack of sports provision is not considered to be significantly impacted.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1002/1410 Name: Luxford Field Car Park, Belmont Road, Uckfield, TN22 1BW
		S	M	L	Overall	Commentary
						• Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing and/or employment/community development although there are no details on the amount of floorspace proposed or type of development provided. • Jobs may be created in the short term in relation to construction, as well as longer term through the delivery of employment floorspace • The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices, particularly in terms of the types of uses proposed and their impact on surrounding land uses and any residential occupiers. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward with employment uses proposed, as this will a positive contribution to providing for the district's employment needs.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is currently on the periphery of the built-up area, and away from Uckfield Centre although it has good public transport access to services and facilities in Uckfield. • However, the loss of a car park which is used significantly by those visiting Uckfield Centre could deter such visitors if a replacement car park cannot be provided, although it is acknowledged that it is in a sustainable location where alternatives to the private car can be utilised. • The impact on this SA Objective is therefore considered to be minor negative as the loss of car parking could impact on the vitality and viability of the centre.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary and nursery school are Holy Cross CE Primary School and Little Fireflies and Newton Lang Nursery, located directly to the south west of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1002/1410 Name: Luxford Field Car Park, Belmont Road, Uckfield, TN22 1BW
		S	M	L	Overall	Commentary
						• Secondary education is available in Uckfield at Uckfield Collage, which provides education from Year 7 to Sixth Form and there is a regular bus service from Lewes Road. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there may be some degree of pressure given the current inadequate school place provision within Uckfield. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 1002/1410 Name: Luxford Field Car Park, Belmont Road, Uckfield, TN22 1BW																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The site itself is considered to be in a sustainable location with excellent access to public transport provision. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is currently detached from the centre of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has good access to public transport that would connect the site to the services and facilities in Uckfield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: SO13 Travel & Accessibility The site is in a central location, served by an existing and suitable vehicular access and has excellent access to public transport links, services and facilities. Minor positive effects: SO3 Flood Risk, SO8 Green & Blue Infrastructure, SO9 Biodiversity, SO14 Housing and SO18 Economy & Employment The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. Any risks to increasing surface water flooding are considered to be able to be suitably mitigated through SuDS provision. There is limited existing vegetation on the site, and achieving Biodiversity Net Gain is likely to provide a betterment in terms of its biodiversity value, also contributing to green infrastructure. The provision of this scale of additional dwellings on this site would make a good contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Options for development include opportunities for employment floorspace, which could provide additional jobs to help meet the district's employment needs. Furthermore, development of the site will provide opportunities in the short term, through its construction. Major negative effects: None Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution and SO19 Town & Village Centres All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate any negative impacts.

	Development on this site will result in the total loss of an existing car park, which well serves visitors to Uckfield Centre. There is no provision for replacement parking at the site, and the loss of such space could impact negatively on the vitality and viability of the Centre for those travelling by car. It is however, acknowledged that the site lies in a sustainable location where alternative modes of travel are present. No significant effect: SO4 Water Resources and Quality and SO10 Landscape and Townscape Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site lies within an urban location and is surrounded by built form. Subject to the application of policies in the local plan regarding design, scale and massing, there is not considered to be an impact on the townscape or landscape. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation as its development would result in the total loss of public car parking on the site, which is currently well used and essential for the continued enhancement of the vitality and viability of Uckfield Centre. No assessment has been undertaken to demonstrate that the car park is no longer required.

SHELAA Ref: 1007/1410 **SITE:** Land at White House Farm, London Road, Uckfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1007/1410 Name: Land at White House Farm, London Road, Uckfield, TN22 2EA
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural fields, agricultural buildings, a residential dwelling, and a campsite. • The site is 11.19ha in area in total and is considered potentially suitable for 240 net dwellings. • The site is located in rural location to the west of Ringles Cross and north of Uckfield. It is separated from both settlements via large ancient woodlands 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 within the district. The site is located within the proposed development boundary. • The closest bus stops are approximately 300m to the east of the site on Coopers Green Road, and 470m south on London Road. Uckfield Railway Station is located approximately 1.5km away, accessible by public transport from the closest bus stop. • A footpath runs along the western side of London Road past the site, and provides direct access into Uckfield to the south. Public Footpath Uckfield 1 also runs along the western boundary of the site. • London Road doesn't have dedicated provision for cyclists, nor any streetlighting, providing some hinderance for cycling after dark. However, the speed limit is 30 miles per hour, appropriate for cycle journeys. • Construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and with very close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1007/1410 Name: Land at White House Farm, London Road, Uckfield, TN22 2EA
		S	M	L	Overall	Commentary
						• All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site comprises a large amount of open space as well as the existing dwelling, and as such, development of the site would introduce further impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no known concern with surface water flooding. Any risks to increasing surface water flooding are considered to be able to be suitably mitigated through SuDS provision. • The site is not within an area of groundwater concern and therefore is not at risk of groundwater flooding. • No identified watercourses are on site. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff and surface water flood risk, as development will introduce impermeable surfaces. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1007/1410 Name: Land at White House Farm, London Road, Uckfield, TN22 2EA
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be major positive over all timeframes as residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. As such, it is considered that potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the size of the site and the potential development that could come forward, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• The site comprises a significant amount of agricultural land although no information is available as to its grade.. • The site is not safeguarded for waste and minerals operations. • This is a primarily greenfield site. • There is no known contamination on the site. • 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 CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • The site is considered potentially suitable for 240 dwellings. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1007/1410 Name: Land at White House Farm, London Road, Uckfield, TN22 2EA
		S	M	L	Overall	Commentary
						• Therefore, the impacts on this SA Objective are considered to be uncertain at this stage, until further investigation is undertaken as to the potential for impacts following disturbance of soil from the development.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development that could potentially be accommodated on site is likely to introduce more light pollution to the area, which is classed as being of brighter area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposal is for residential development in this peripheral location, and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is set in a 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 seek to enhance the few features on the site for biodiversity and provide additional soft landscaping as much as possible.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1007/1410 Name: Land at White House Farm, London Road, Uckfield, TN22 2EA
		S	M	L	Overall	Commentary
						• Development would most significantly 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. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The effect on this SA Objective is considered to be minor negative given that any form of development at this scale will result in the loss of the agricultural fields, and further information is required as to the extent of the loss and whether appropriate buffer zones and enhancements can be achieved on the site.
SO9	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. • The nature of the site is likely to involve the loss of some biodiversity in the short-term during construction although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate quantum, siting, scale and/or mitigation accompanying any development 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. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies, as well as achieving the objectives of the BOA.

Commented [SW1]: Up to here

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1007/1410 Name: Land at White House Farm, London Road, Uckfield, TN22 2EA
		S	M	L	Overall	Commentary
						• The effect on this SA Objective is considered to be major negative due to its scale, and the loss of a whole site classified as a BOA, despite adherence to other policies within the plan and achievement of Biodiversity Net Gain.
SO10	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. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies, including improving the public realm. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices including being able to secure appropriate buffer zones in the relation to the adjoining woodland. • The impact on the SA objective is uncertain, due to the need to consider an appropriate layout and design to achieve the quantum of development proposed due to the site constraints and rural location.
SO11	HISTORIC & CULTURAL HERITAGE					• The Grade II* Listed Registered Park and Garden Buxted Park (list entry no. 1000308) is 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. • The site is not affected by an Archaeological Notification Area (ANA) although given the scale of the development proposed, an assessment of the impact on these assets will be required.. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1007/1410 Name: Land at White House Farm, London Road, Uckfield, TN22 2EA
		S	M	L	Overall	Commentary
						• The effect on this SA Objective is considered to be uncertain, until an assessment of the impact on the setting of the nearby listed buildings and an assessment of the archaeological value of the site is undertaken.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site is served by an existing vehicular access on to London Road, which would require improvement to support intensification. • The closest bus stops are approximately 300m to the east of the site on Coopers Green Road, and 470m south on London Road. Uckfield Railway Station is located approximately 1.5km away, accessible by public transport from the closest bus stop. • A footpath runs along the western side of London Road past the site, and provides direct access into Uckfield to the south. Public Footpath Uckfield 1 also runs along the western boundary of the site. • London Road doesn't have dedicated provision for cyclists, nor any streetlighting, providing some hinderance for cycling after dark. However, the speed limit is 30 miles per hour, appropriate for cycle journeys. • Bus services run from Uckfield every 30 minutes, 7 days a week to a regional or district town, including an evening service. • The train station is located 1.5 miles away, accessible by bus in a 23 minute journey • 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 however be needed, and it is noted that works will be required to ensure the access is suitable for intensification. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1007/1410 Name: Land at White House Farm, London Road, Uckfield, TN22 2EA
		S	M	L	Overall	Commentary
						• The impact is considered minor negative at this stage given the size of the proposed development and the need for an improvement the existing vehicular access..
SO14	HOUSING					• There are no details as to the mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. • However, it is promoted for residential development, and this will contribute significantly to the district's identified housing within a sustainable settlement and with access to sustainable transport. • The impact on this SA Objective is expected to be a major positive effect if the site is brought forward and makes a signficant positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward
SO15	HEALTH & WELLBEING					• The site is will require a Health Impact Assessment as it will provide more than 10 (net) dwellings. • The nearest health services are at the Meads Medical Centre in Uckfield, approximately 1.8 miles away. This can be reached via a 40 minute walk or a 39 minute bus journey. • The Uckfield clinical area is currently operating within 86% of the clinical space it requires and the ICB will likely need a surgery, or funding to extend the surgeries in the area if they are able to. • The existing capacity within the health sector for this area would need to be expanded. • Sports facilities are available in Uckfield (Freedom Leisure Centre) however these are accessible by bus (numerous services 7 times a week). • There is an identified gap in provision of parks and gardens in Uckfield, although development on this site would not impact on a designated Local Green Space. • 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) • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that existing capacity within the health sector for this area would need to be expanded over the longer term and the lack of sustainably accessible health services,

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1007/1410 Name: Land at White House Farm, London Road, Uckfield, TN22 2EA
		S	M	L	Overall	Commentary
						the effects on this SA Objective are likely to be minor negative in the short but uncertain in the medium to longer term, depending on the expansion of the existing health sector and the need to contribute to additional sporting facilities in the area
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is not proposing any retail floorspace. • The site does not contain any existing retail floorspace so there is no loss. • The site is currently in a central location within the Town Centre.. • Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Uckfield will continue.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1007/1410 Name: Land at White House Farm, London Road, Uckfield, TN22 2EA
		S	M	L	Overall	Commentary
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is Bonners C of E Primary School and nursery is 0.5 miles away in Maresfield, accessible by a 12 minute walk. • Secondary education is available in Uckfield at Uckfield Collage, which provides education from Year 7 to Sixth Form and there is a regular bus service from Lewes Road. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there may be some degree of pressure given the current inadequate school place provision within Uckfield. The applicant would be required to work with East Sussex County Council to resolve this as part of the application process, therefore the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 1007/1410 Name: Land at White House Farm, London Road, Uckfield																			
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented
Mitigation Measures	Further information is required for the issues identified as uncertain. No mitigation measures are proposed at present as there are no detailed plans for the site. Other policies within the Local Plan will cover mitigation measures and any development will need to comply with the relevant policies: • Climate change adaptation and mitigation • Biodiversity creation, protection and enhancement • Flood risk – including surface water flood risk / drainage. • Landscape and townscape • Health and wellbeing • Sustainable transport

	• Infrastructure
Cumulative Effects	Uckfield is classed as a sustainable settlement as it is one of the district's main towns, it has a number of primary schools, a secondary school, a minor injury hospital, supermarkets, some community hubs and recreation area. The site itself is considered to be in a relatively sustainable location with good access to public transport provision. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is currently in the centre of Uckfield, a sustainable settlement according to the settlement hierarchy. The site has excellent access to public transport that would connect the site to the services and outside of the centre and further afield. The site lies within the proposed development boundary for Uckfield and therefore conforms with the overall strategy for development within Wealden as it within a sustainable settlement. Major positive effects: SO3 Flood Risk and SO14 Housing The site is located within Flood Zone 1, and as such, is at the lowest risk of flooding. There is no surface water or groundwater flood risk on site, nor any watercourses. Mitigation measures will however need to be provided in terms of managing surface water runoff and surface water flood risk, as development will introduce impermeable surfaces. The provision of additional dwellings on this site would make a much needed and significant contribution towards Wealden's housing needs. However, details are lacking as to any affordable housing provision and the mix and type of dwellings proposed. Minor positive effects: None Major negative effects: SO9 Biodiversity The development of the site would result in the loss of an identified Biodiversity Opportunity Area in its entirety, although mitigation measures and appropriate buffer zones will need to be secured to ensure biodiversity value of the site is preserved and enhanced. Minor negative effects: SO1 Climate Change, SO6 Waste and SO7 Pollution and SO8 Green & Blue Infrastructure All development will result in an increase in greenhouse gas emissions, waste production and light pollution, particularly with an increase of private motor vehicles inevitably arising from the development. However, the application of Local Plan policies should mitigate negative impacts. The development of the site will result in the loss of an agricultural field which contributes to the surrounding green infrastructure network. However, the retention of boundary screening and woodland will provide stepping stones and wildlife corridors to surrounding green areas. No significant effect: SO4 Water Resources and Quality, SO18 Economy & Employment and SO19 Town & Village Centres

	Whilst all development will result in additional pressure on water resources, the application of policies in the Plan will provide sufficient mitigation through good design, noting that all development will need to comply with the most up to date Building Regulations, as well as the requirements of The Environment Act 2021. The site does not propose retail or employment uses, and as such there will be no significant effect on these objectives. Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is selected for allocation for 240 (net) dwellings as despite being a rural site, it is relatively well connected to key services within Uckfield by public transport. Additionally, the site is within the Uckfield proposed development boundary and conforms with the spatial strategy as a whole. The site would be suitable for housing development as it provides a substantial opportunity for both market and affordable housing to address the district's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to ensure any ecological value of the site is not compromised, and ensure appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% gain.