Appendix A11bb Parish: Wadhurst

SHELAA Ref: 584/3330 **SITE:** Land Adjacent to Jonas Drive, Wadhurst

SUSTAINABILITY OBJECTIVE		Effects				Site No: 584/3330 Name: Land adjacent to Jonas Drive, Wadhurst, TN5 6RL
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural fields of 3.27 ha, located to the north of Jonas Drive, which is an existing residential estate in Wadhurst. • The site is proposed for residential development, of up to 70 dwellings to the southern section of the site. • The site is located on the northern periphery of Wadhurst, in the central Durgates area of the village, within the proposed development boundary. • The nearest bus stops are located to the south of the site, on Station Road, approximately 550-800m (5 minute) walk dependant on route taken. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections. • There is suitable pedestrian connectivity to bus stops via footpaths in Jonas Drive and a footway to the northern side of Jonas Lane. Connectivity is also possible to other facilities and services, such as the nearest primary school and retail amenities, taking a route through nearby residential estates to the south east. • Wadhurst is well served by a train station providing regular connections, with two trains per hour to London, and two per hour to Hastings on the south coast; both serving a multiple stops between. • Wadhurst is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement, with access to sustainable modes of transport, being well located to them, and to nearby facilities. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 584/3330 Name: Land adjacent to Jonas Drive, Wadhurst, TN5 6RL
		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.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is greenfield, and development 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 risk of surface water flooding. • The majority of the site is of groundwater concern and therefore at risk of groundwater flooding. • The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. However, topography of the area and nearby watercourses will require the submission of a comprehensive drainage strategy.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 584/3330 Name: Land adjacent to Jonas Drive, Wadhurst, TN5 6RL
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial, or surface, although there is a risk of groundwater flooding, but 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 future residents and property would not be at risk, with suitable mitigation
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 is a watercourse located to the eastern boundary of the site, presenting some potential for water pollution unless mitigated and controlled effectively. In addition, a water pumping station is located to the eastern boundary, which may require a buffer zone and management of layout and connectivity, which when combined with topography on site, results in the need for a comprehensive site specific drainage strategy. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district

SUSTAINABILITY OBJECTIVE		Effects				Site No: 584/3330 Name: Land adjacent to Jonas Drive, Wadhurst, TN5 6RL
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• The site is partly agricultural land but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is predominantly greenfield. • There are no known issues with contamination of land. • The topography of the site will result in potential significant soil disturbance, which will require best practice in construction methods in order to effectively manage. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be 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. • The topography of the site with raised ground levels may result in the need for more significant cut and fill, and associated soil/waste disposal to be managed during construction. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site lies within an area of the district considered to be somewhat ‘darker’ by CPRE’s light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is unlikely to add significant light pollution to the area and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 584/3330 Name: Land adjacent to Jonas Drive, Wadhurst, TN5 6RL
		S	M	L	Overall	Commentary
						• There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution 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, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stops are located to the south of the site, on Station Road, approximately 550-800m (5 minute) walk dependant on route taken. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections. • 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 development of the site would result in the loss of the thick vegetation on the site, including mature trees, minor negative effects are expected in relation to air pollution.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • Deciduous Woodland along the boundaries to the east and southeast. There is thick vegetation in the form of mature trees and hedgerows across the site. There is ancient woodland along the eastern boundary of the site. • The residential dwelling to the south has a grouping of deciduous woodland, which is covered by a TPO (NO 59, 198). These features provide good wildlife corridors and stepping stones to the wider area to the north. • These trees and hedgerows contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 584/3330 Name: Land adjacent to Jonas Drive, Wadhurst, TN5 6RL
		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. • Given the size of the proposed development there is potential to harm on the existing deciduous woodland on the site boundaries, minor negative effects are expected on this SA Objective.
SO9	BIODIVERSITY					• The entire site is within the High Weald National Landscape. Development of the site is therefore may be detrimental to these features due to the loss of thick vegetation on the across the site. • There are Priority Habitat deciduous woodlands along the boundaries to the east and southeast. There is thick vegetation in the form of mature trees and hedgerows across the site. There is ancient woodland along the eastern boundary of the site. • The site is not within a Biodiversity Opportunity Area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The established trees and hedgerows at the rear of the site make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. • The effect on this SA Objective is considered to be minor negative, as the site is within the High Weald National Landscape.
SO10	LANDSCAPE & TOWNSCAPE					• This site was assessed in the Landscape Evidence Base and is considered to have a high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. • Therefore, if the site is to be developed, great care would be required with design, and substantial mitigation likely to be needed. The site slopes steeply downhill towards the north east with exposed sections from the centre of the site to this elevation. Given this constraint only the southern section of the site is considered suitable for development subject to screening to the north, east and western boundaries to mitigate the impact of

SUSTAINABILITY OBJECTIVE		Effects				Site No: 584/3330 Name: Land adjacent to Jonas Drive, Wadhurst, TN5 6RL
		S	M	L	Overall	Commentary
						development on the wider landscape. Furthermore, any development would have to establish that it meets the requirements of paragraph 177 of the NPPF. • Given the fact there are no details as to the design and layout of proposed development but entire site is within the High Weald National Landscape, therefore major negative effects are expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area nor are there any other heritage assets within close proximity to the site. • The Great Durgate medieval and post medieval area of archaeological interest is to the southwest of the site along Jonas Drive. • Given the scale of the development proposed and acknowledging the lack heritage assets within close proximity to the site, the impacts on this SA Objective are considered to be no significant effect.
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's existing access available but serves existing residential development to the south of the site. Width could be a constraint in terms of numbers. • Jonas Lane is narrow in parts and footway exists on the western side only and ends at Queens Cottages short distance to the north. Junction with B2099 [Station Road] has substandard layout and visibility but could not be significantly improved. • There is an existing footpath along both sides of Jonas Drive. • The nearest bus stops are located to the south of the site, on Station Road, approximately 550-800m (5 minute) walk dependant on route taken. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 584/3330 Name: Land adjacent to Jonas Drive, Wadhurst, TN5 6RL
		S	M	L	Overall	Commentary
						• There is suitable pedestrian connectivity to bus stops via footpaths in Jonas Drive and a footway to the northern side of Jonas Lane. Connectivity is also possible to other facilities and services, such as the nearest primary school and retail amenities, taking a route through nearby residential estates to the south east. • Wadhurst is well served by a train station providing regular connections, with two trains per hour to London, and two per hour to Hastings on the south coast; both serving a multiple stops between. • There is no PRoW within the site. • 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 on this SA Objective is considered to be uncertain given the lack of details regarding improving the existing access.
SO14	HOUSING					• The site is proposing 70 (net) dwellings which will make a contribution to meeting the district's housing need within a sustainable and accessible location. • There are no details as to the type and tenure mix of housing though. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Belmont Surgery on Church Street, approx. 0.9 miles (a 20-minute walk or 9-minute bus journey) from the site. • The High Weald Lewes Havens CCG has identified that the area is short of 4 clinical rooms for their current patient population. There are discussions about a new hub, however these are in very early stages and no planning has yet been approved. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal. • The Wealden Open Space Study 2022 concludes that there is no gaps in provision of parks and gardens, amenity greenspace and play provision within Wadhurst Parish and

SUSTAINABILITY OBJECTIVE		Effects				Site No: 584/3330 Name: Land adjacent to Jonas Drive, Wadhurst, TN5 6RL
		S	M	L	Overall	Commentary
						prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing lower quality sites (Sparrow Green Recreation Ground, Wadhurst Playing Fields, Sparrow Green Play Area, Sparrow Green allotments and Sparrows Green Recreation Ground). • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Crowborough and Rural North area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, 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. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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 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: 584/3330 Name: Land adjacent to Jonas Drive, Wadhurst, TN5 6RL
		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 close to services and facilities within Wadhurst and has access to a bus service to the High Street with short journey times as well as being within a short walking distance. • Given that future residents of the site would be in close proximity and with sustainable access to the Station Road in Wadhurst, this will help support the vitality and viability of the services within Wadhurst. • Minor positive effects are expected on this SA Objective
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Wadhurst C of E Primary School, approx. 0.5 miles m southeast of the site and accessible on foot, with Uplands Academy approx. 1 mile to the south-east. There is a bus service to the college with a journey time of approx. 15-minutes. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 584/3330	Name: Land adjacent to Jonas Drive, Wadhurst, TN5 6RL																		
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	Wadhurst is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Wadhurst, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies adjacent to the proposed development boundary for Wadhurst. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO14 Housing and SO19 Town & Village Centre** The site is in Flood Zone 1, although there is risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The development of the site for housing will contribute to the district's housing need, particularly if it includes affordable housing provision etc. Given that future residents of the site would be in close proximity and with sustainable access to the Station Road in Wadhurst, this will help support the vitality and viability of the services within Wadhurst. **Major negative effects: SO10 Landscape & Townscape** The Landscape evidence base identifies the site as being of high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. The site slopes steeply downhill towards the north east with exposed sections from the centre of the site to this elevation, and the removal of the mature vegetation on the site, would have irremediable impacts upon the National Landscape. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure and SO9 Biodiversity.** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site is within the High Weald National Landscape and development of the site would remove the mature vegetation that covers the site, therefore having a detrimental impact upon the habitats and biodiversity of the area north of Wadhurst.

	No significant effect: SO4 Water resources/Quality; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation as development of the site would remove the thick vegetation that covers the site, therefore having a detrimental impact upon the High Weald National Landscape, and the local habitats and biodiversity. Furthermore, Jonas Lane is narrow in parts and footway exists on the western side only and ends at Queens Cottages short distance to the north. Junction with B2099 [Station Road] has substandard layout and visibility but could not be significantly improved.

SHELAA Ref: 592/3330 **SITE:** Land at Foxhole Farm, Foxhole Lane, Wadhurst

SUSTAINABILITY OBJECTIVE		Effects				Site No: 592/3330 Name: Land at Foxhole Farm, Foxhole Lane, Wadhurst, TN5 6NB
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural fields of 2.21 ha, located to the north of the Lower High Street. • The site is proposed for residential development, of up to 30 dwellings by the applicant. • The site is located on the southern periphery of Wadhurst, adjacent to the proposed development boundary. • The nearest bus stops are located to the north of the site, on the Lower High Street, approximately 550-600m (5 minute) walk dependant on route taken. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections. • There is suitable pedestrian connectivity to bus stops via footpaths along the Lower High Street. Connectivity is also possible to other facilities and services, such as the nearest primary school and retail amenities, taking a route through nearby residential estates to the south east. • Wadhurst is well served by a train station providing regular connections, with two trains per hour to London, and two per hour to Hastings on the south coast; both serving a multiple stops between. • Wadhurst is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement, with access to sustainable modes of transport, being well located to them, and to nearby facilities. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 592/3330 Name: Land at Foxhole Farm, Foxhole Lane, Wadhurst, TN5 6NB
		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.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is greenfield, and development 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 risk of surface water flooding. • The site is outside of an area of groundwater concern and therefore not at risk of groundwater flooding. • The proposed development is therefore suitable for the proposed development and the site passes the sequential test. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development on a greenfield land 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: 592/3330 Name: Land at Foxhole Farm, Foxhole Lane, Wadhurst, TN5 6NB
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial, surface or groundwater 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 future residents and property would not be at risk.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There is a watercourse located to the eastern boundary of the site, presenting some potential for water pollution unless mitigated and controlled effectively. In addition, a water pumping station is located to the eastern boundary, which may require a buffer zone and management of layout and connectivity, which when combined with topography on site, results in the need for a comprehensive site specific drainage strategy. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is partly agricultural land but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is predominantly greenfield. • There are no known issues with contamination of land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 592/3330 Name: Land at Foxhole Farm, Foxhole Lane, Wadhurst, TN5 6NB
		S	M	L	Overall	Commentary
						• The topography of the site will result in potential significant soil disturbance, which will require best practice in construction methods in order to effectively manage. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be 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. • The topography of the site with raised ground levels may result in the need for more significant cut and fill, and associated soil/waste disposal to be managed during construction. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The site lies within an area of the district considered to be somewhat 'lighter' by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is unlikely to add significant light pollution to the area and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting the site. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 592/3330 Name: Land at Foxhole Farm, Foxhole Lane, Wadhurst, TN5 6NB
		S	M	L	Overall	Commentary
						• 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, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stops are located to the north of the site, on the Lower High Street, approximately 550-600m (5 minute) walk dependant on route taken. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections. • Wadhurst is well served by a train station providing regular connections, with two trains per hour to London, and two per hour to Hastings on the south coast; both serving a multiple stops between. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • The impacts on this SA Objective are likely to be minor negative in the short to medium term as a result of increases in air pollution from construction. However, over the longer term, given the size of the site and the location close to sustainable transport, it is considered there will be no significant effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • There is priority habitat Ancient Deciduous Woodland in the southeast of the site, covering the whole frontage to the Lower High Street. This comprises of a thick vegetation in the form of mature trees and hedgerows. • These features provide good wildlife corridors and stepping stones to the wider area to the north. • These trees and hedgerows contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 592/3330 Name: Land at Foxhole Farm, Foxhole Lane, Wadhurst, TN5 6NB
		S	M	L	Overall	Commentary
						• Given the size of the proposed development there is potential to harm on the existing deciduous woodland on the site boundaries, minor negative effects are expected on this SA Objective.
SO9	BIODIVERSITY					• The entire site is within the High Weald National Landscape. Development of the site is therefore may be detrimental to these features. • There is priority habitat Ancient Deciduous Woodland in the southeast of the site, covering the whole frontage to the Lower High Street. This comprises of a thick vegetation in the form of mature trees and hedgerows. • The site is not within a Biodiversity Opportunity Area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The established trees and hedgerows at the rear of the site make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. • The effect on this SA Objective is considered to be minor negative, as the site is within the High Weald National Landscape.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed in the Landscape Evidence Base but is within the Wadhurst Assessment Unit which is considered to have a high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. • Therefore, if the site is to be developed, great care would be required with design, and substantial mitigation likely to be needed. The site slopes steeply downhill towards the north east with exposed sections from the centre of the site to this elevation. Furthermore, any development would have to establish that it meets the requirements of paragraph 177 of the NPPF. • Given the fact there are no details as to the design and layout of proposed development but entire site is within the High Weald National Landscape, therefore major negative effects are expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 592/3330 Name: Land at Foxhole Farm, Foxhole Lane, Wadhurst, TN5 6NB
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area. • The grade II listed building Moresham is located to the south of the site, on the opposite side of Foxhole Lane • The Moseham medieval and post medieval area of archaeological interest is to the south of the site on the opposite side of Foxhole Lane. • Given the scale of the development proposed and the unknown design details of development on the site, the impacts on this SA Objective are considered to be uncertain.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• It is unclear if there is an existing vehicle assess from the site onto Foxhole Lane. However, Foxhole Lane would not be suitable to accommodate residential development on the site as it is too narrow with thick hedgerows along the verges. • A new access onto the Lower High Street would not be achievable as there is priority habitat ancient deciduous woodland across the southern part of the site, including the frontage onto the highway. • There is an existing footpath along both sides of the Lower High Street, which runs to the southwest corner of the site connecting with the PRoW that crosses the site. • The nearest bus stops are located to the south of the site, on the Lower High Street, approximately 550-800m (5 minute) walk dependant on route taken. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections. • There is suitable pedestrian connectivity to bus stops via footpaths along Lower High Street. Connectivity is also possible to other facilities and services, such as the nearest primary school and retail amenities, taking a route through nearby residential estates to the northwest.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 592/3330 Name: Land at Foxhole Farm, Foxhole Lane, Wadhurst, TN5 6NB
		S	M	L	Overall	Commentary
						• Wadhurst is well served by a train station providing regular connections, with two trains per hour to London, and two per hour to Hastings on the south coast; both serving a multiple stops between. • There is a PRoW footpath No.25 which travels northeast to southwest diagonally across the centre of the site. • 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. • There is potential for a new vehicle access to connect with the new residential development adjacent to the northwest of the site, Oakwood Way, however, this would require an agreement to cross the third-party land. • The impact on this SA Objective is considered to be minor negative given the lack of details regarding providing a new vehicle access through the new residential development to the northwest of the site.
SO14	HOUSING					• The site is proposing 30 (net) dwellings which will make a contribution to meeting the district's housing need within a sustainable and accessible location. • There are no details as to the type and tenure mix of housing though. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Belmont Surgery on Church Street, approx. 0.4 miles (a 9-minute walk) from the site. • The High Weald Lewes Havens CCG has identified that the area is short of 4 clinical rooms for their current patient population. There are discussions about a new hub, however these are in very early stages and no planning has yet been approved. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 592/3330 Name: Land at Foxhole Farm, Foxhole Lane, Wadhurst, TN5 6NB
		S	M	L	Overall	Commentary
						• The Wealden Open Space Study 2022 concludes that there are no gaps in provision of parks and gardens, amenity greenspace and play provision within Wadhurst Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing lower quality sites (Sparrow Green Recreation Ground, Wadhurst Playing Fields, Sparrow Green Play Area, Sparrow Green allotments and Sparrows Green Recreation Ground). • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Crowborough and Rural North area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, 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. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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 design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 592/3330 Name: Land at Foxhole Farm, Foxhole Lane, Wadhurst, TN5 6NB
		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 close to services and facilities within Wadhurst and has access to a bus service to the High Street with short journey times as well as being within a short walking distance. • Given that future residents of the site would be in close proximity and with sustainable access to the Station Road in Wadhurst, this will help support the vitality and viability of the services within Wadhurst. • Minor positive effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Wadhurst C of E Primary School, approx. 0.8 miles m northwest of the site and accessible on foot, with Uplands Academy approx. 0.3 mile to the north-west. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 592/3330	Name: Land at Foxhole Farm, Foxhole Lane, Wadhurst, TN5 6NB																		
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	Wadhurst is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Wadhurst, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies adjacent to the proposed development boundary for Wadhurst. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. **Minor positive effects: SO14 Housing and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. Given that future residents of the site would be in close proximity and with sustainable access to the Station Road in Wadhurst, this will help support the vitality and viability of the services within Wadhurst. **Major negative effects: SO10 Landscape & Townscape** The site is considered to be high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. The site slopes steeply downhill towards the north east with exposed sections from the centre of the site to this elevation, and the development of this would be detrimental upon the National Landscape due to the open views to the north and northeast of the site. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO8 Green & Blue Infrastructure; SO9 Biodiversity and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact.

	The site is within the High Weald National Landscape and development of the site would remove the mature vegetation that covers the site, therefore having a detrimental impact upon the habitats and biodiversity of the area north of Wadhurst. Development of the site would need to consider the setting of PRoW, which cross through the centre of the site. Furthermore, vehicle access cannot be achieved onto either Foxhole Lane, because it is too narrow, or directly onto the Lower High Street due to the priority habitat ancient deciduous woodland in the southwest portion of the site. However, it is uncertain whether a new vehicle access could be connected through the new residential development to the northwest of the site. **No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation as development of the site would be impact upon the High Weald National Landscape, with its open views to the north and northeast across the National Landscape. Additionally, it is uncertain whether a new vehicle access could be connected through the new residential development to the northwest of the site. Particularly, with the need to provide suitable buffer to mitigate potential impacts upon ancient deciduous woodland in the southern portion of the site and their proximity to the potential vehicle access onto Oakwood Way.

SHELAA Ref: 694/3330 **SITE:** Land at Windmill House, Windmill Lane, Wadhurst

SUSTAINABILITY OBJECTIVE		Effects				Site No: 694/3330 Name: Land at Windmill House, Windmill Lane, Wadhurst
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a residential amenity area to Windmill House, located to the south of the site. • The site comprises 1.14ha of land, proposed for residential development of 20 dwellings, including affordable housing • The site is located on the south east periphery of Wadhurst, in the central Durgates area of the village, within the proposed development boundary. • A residential estate adjoins the site to the east, with large detached dwellings located to the north, west and south. The site is therefore located within the built up area of the village. • Wadhurst is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • Bus stops are located 375m north east of the site, along Station Road, with good footway provision connecting the site to them. Buses here provide a regular service to Tunbridge Wells and Hastings, with onward connections. Wadhurst is also well served by a train station providing multiple trains per hour to London and the south coast. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement, with access to sustainable modes of transport, being well located to them, and to nearby facilities. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 694/3330 Name: Land at Windmill House, Windmill Lane, Wadhurst
		S	M	L	Overall	Commentary
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is greenfield and development 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 risk of surface water flooding. • The site does not contain any areas of groundwater concern. • The proposed development is therefore suitable for the flood risk zone identified. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of flooding from any source, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be major positive over all timeframes as future residents and property would not be at risk, with suitable mitigation
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 694/3330 Name: Land at Windmill House, Windmill Lane, Wadhurst
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is used for residential purposes, meaning land contamination is unlikely to be evident. • The site is not safeguarded for waste or minerals operations. • The site is predominantly greenfield. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be 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. • The topography of the site appears gently sloping from west to east, with land at a higher ground level than neighbouring development at Bocking Close, which may result in the need for cut and fill across the site, and associated soil/waste disposal to be managed during construction.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 694/3330 Name: Land at Windmill House, Windmill Lane, Wadhurst
		S	M	L	Overall	Commentary
						• Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The site lies within an area of the district considered to be somewhat 'darker' by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed, and location between existing built form, is unlikely to add significant light pollution to the area and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting the site. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed 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, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stops are located to the north east of the site, on Station Road. Buses here provide a regular service to Tunbridge Wells and Hastings, with onward connections. • 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 development of the site would result in the loss of the thick vegetation on the site, including mature trees, minor negative effects are expected in relation to air pollution.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 694/3330 Name: Land at Windmill House, Windmill Lane, Wadhurst
		S	M	L	Overall	Commentary
SO8	GREEN & BLUE INFRASTRUCTURE					• The site proposes some green infrastructure throughout the site, in the form of open space and buffer areas, largely protecting existing tree belts/landscape features and having dual function of SUDs provision in some areas. These spaces provide some green infrastructure network through the site. • Deciduous Woodland is a priority habitat located to the south of the site. TPO trees are located on part of all boundaries of the site, with a TPO group covering a larger area to the southern half of the site (TPO No. 24/3 1982). These features provide good wildlife corridors and stepping stones to the wider area. • These trees and hedgerows contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green infrastructure network. • Any development would also need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The proposed development makes provision for on site green infrastructure and retention of protected trees on and near the site, as well as provision of BNG. As a result, minor positive effects are expected on this SA Objective.
SO9	BIODIVERSITY					• The site is likely to have some biodiversity value, noting the greenfield nature of the site, landscape features, and deciduous woodland priority habitat adjacent to parts of the site. • Development would need to provide a suitable space and buffers to protect these areas and the habitat they provide, as indicated on the layout submitted with site documentation. Although this requires assessment in detail, and perhaps amendment to some areas, this identifies an approach that retains landscape features and enhances biodiversity opportunities on site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 694/3330 Name: Land at Windmill House, Windmill Lane, Wadhurst
		S	M	L	Overall	Commentary
						• The entire site is within the High Weald National Landscape. Development of the site will therefore need to retain tree cover and thick vegetation that contribution to the character of this landscape. • The effect on this SA Objective is considered to be minor positive, because although the site is within the High Weald National Landscape, detailed submission documents show retention of site features that contribute to this landscape and support biodiversity, which when combined with BNG, presents some benefit.
SO10	LANDSCAPE & TOWNSCAPE					• This site was assessed in the Landscape Evidence Base and is considered to have a high sensitivity to development. • It is stated that 'Overall, it is concluded that the site has a lower sensitivity than the assessment unit as a whole and is considered to be of moderate sensitivity to small scale residential development (2-2.5 storey housing). The site is a pastoral field, enclosed by priority habitat woodland to the south, and so it demonstrates only a few of the characteristics that increase sensitivity to development across the assessment unit. The site is adjacent to 20th/21st century housing along the settlement edge of Durgates and partly enclosed by woodland, which lower its sensitivity from that of the assessment unit. The site also expresses a few of the defining components of character of the High Weald National Landscape in that it forms part of the wider principal ridge and the pattern of faults and folds, woodland encloses the site and contributes to the highly interconnected woodlands in the locality, while the site also has wood-pasture and a parkland character, and contributes to scenic beauty. • Therefore, if the site is to be developed, great care would be required with design, and substantial mitigation likely to be needed. This will include the need to retain and protect woodland and trees, screen new development with additional planting, and consider views into and out of the site. • A masterplan which accompanies this submission shows how this mitigation can be achieved. Whilst strengthening of this mitigation may be necessary (e.g. in strengthening screening to the south west and south east of the site; softening and reducing some development; and bringing this away from the edges of the site) development is shown to be feasible on site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 694/3330 Name: Land at Windmill House, Windmill Lane, Wadhurst
		S	M	L	Overall	Commentary
						• The site also remains surrounded by existing built form, so could integrate into this townscape if designed appropriately and suitable mitigation provided. • Any development would have to establish that it meets the requirements of paragraph 177 of the NPPF. • Given the fact that there are some details on design and layout of development, showing retention of key landscape features that contribute to the character of the landscape, and subject to this and further mitigation which is shown as viable to achieve, this would limit the impact of development and could result in a minor negative effect on this SA, noting the site remains in a designated landscape that should be conserved or enhanced.
SO11	HISTORIC & CULTURAL HERITAGE					• The Grade II Historic Park and Garden of Warhurst Castle is located 180m south east of the site. • Consideration will need to be given to the setting of this Park and Garden and whether the undeveloped nature of the current site contributes to this, and its historic context and evolution. Development should be undertaken in accordance with an exercise to understand setting, having regard to best practice. • Without further detail in this regard, the effects on this SA objective remain uncertain.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• Submission documents show an access proposed onto Baldock Road to the north of the site. This is preferable to use or improvement of the existing access off Windmill Lane, as this is narrow lane, and juxtaposition of junctions and visibility are poor. • The site is served by a footway to the south side of B211 Mayfield Lane, which provides connectivity to the nearest bus stops north east of the site. Baldock Road which the site is accessed from is also well served by two footpaths to the north east of the road. These

SUSTAINABILITY OBJECTIVE		Effects				Site No: 694/3330 Name: Land at Windmill House, Windmill Lane, Wadhurst
		S	M	L	Overall	Commentary
						provide pedestrian connectivity to nearest bus stops without using the footpath along the main B road. Footpaths here also head north west, providing a useable link to Sparrows Green Road where some retail stores, primary school and early years nursery provision are located. Access is then also possible into the High Street, where main services are located. • Wadhurst village is classed as a sustainable settlement, being a Primary Village with the facilities offered. • Nearest bus stops to the site are located 375m north east of the site, along Station Road, with good footway provision connecting the site to them. Buses here provide a regular service to Tunbridge Wells and Hastings, with onward connections. • Wadhurst is well served by a train station providing regular connections, with two trains per hour to London, and two per hour to Hastings on the south coast; both serving a multiple stops between. • Submission documents show a footpath being provided to the north and south side of the proposed access, to link with footways already in situ in Baldock Road. This connectivity ff and through the site encourages active travel in this sustainable settlement. • 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 on this SA Objective is considered to be minor positive given the access proposed, and footway provision, in this sustainable location, well connected to an existing settlement.
SO14	HOUSING					• The site is proposing 20 (net) dwellings which will make some contribution to meeting the district's housing need within a sustainable and accessible location. • An accommodation schedule submitted shows a mix of market and affordable housing, as well and provision of smaller units, to help serve need in the locality. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 694/3330 Name: Land at Windmill House, Windmill Lane, Wadhurst
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• The nearest health services are at the Belmont Surgery on Church Street, approx. 1.2km away, a relatively flat 17 minute walk, or 9-minute bus journey from the site. • The High Weald Lewes Havens CCG has identified that the area is short of 4 clinical rooms for their current patient population. There are discussions about a new hub, however these are in very early stages and no planning has yet been approved. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal given scale of development proposed. • The Wealden Open Space Study 2022 concludes that there is no gaps in provision of parks and gardens, amenity greenspace and play provision within the Wadhurst Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing lower quality sites (Sparrow Green Recreation Ground, Wadhurst Playing Fields, Sparrow Green Play Area, Sparrow Green allotments and Sparrows Green Recreation Ground). • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Crowborough and Rural North area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • A layout plan has been submitted with current documents, but elevational details are required to assess form, scale and appearance and development, This, and site layout, will be key; especially at the site is located within the High Weald Landscape area. • 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: 694/3330 Name: Land at Windmill House, Windmill Lane, Wadhurst
		S	M	L	Overall	Commentary
						• Given the scale of proposed development, but noting the sites location within the High Weald National Landscape area, the effect on this SA objective remains uncertain at this time.
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 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 close to services and facilities within Wadhurst and has access to a bus service to the High Street with short journey times as well as being within a short walking distance. • Given that future residents of the site would be in close proximity and with sustainable access to the Station Road in Wadhurst, this will help support the vitality and viability of the services within Wadhurst. • Minor positive effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Wadhurst C of E Primary School, approx. 650m north east of the site, and accessible on foot, with Uplands Academy approx. 1.3km to the east. There is a bus service to the college with a journey time of approx. 15-minutes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 694/3330 Name: Land at Windmill House, Windmill Lane, Wadhurst
		S	M	L	Overall	Commentary
						• Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 694/3330	Name: Land at Windmill House, Wadhurst,																		
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	Wadhurst is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Wadhurst, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for Wadhurst. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement. **Major positive effects: SO3 Flood Risk** The site is not at risk from any source of flooding and will address issues of surface water drainage through compliance with other policies. Development is therefore appropriate on site. **Minor positive effects:; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO13 Travel and Accessibility; and SO14 Housing, and SO19 Town & Village Centre** The development of the site for housing will contribute to the district's housing need, and the scale of development, and retention of key features as shown on submitted documents, will lead to enhancement of green infrastructure and biodiversity. Given that future residents of the site would be in close proximity and with sustainable access to the Station Road in Wadhurst, this is benefit to travel and accessibility, and will help support the vitality and viability of the services within Wadhurst. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; and SO10 Landscape and Townscape** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site is within the High Weald National Landscape and development of the site would require great care in design, and retention of landscape features and protected trees, in order to conserve the character of the area. This would also reduce impact from issue such as light pollution in this tranquil area. **No significant effect: SO15 Health & Wellbeing; SO16 Quality of Life and Places; SO18 Economy & Employment and SO20 Education & Skills** The scale of proposed development and the site's location means no significant effects on these SA Objectives.

	Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 20 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would be appropriate for up to 20 (net) dwellings and has been proposed for allocation on this basis. The site is adjacent to existing settlement on two sides (north and east) and comprises a small and open grassy field bounded by trees on one side, located within the High Weald National Landscape. The site is well located within the Durgates area of Wadhurst and is well located in relation to existing services and local facilities in Wadhurst, and also public transport option. The site has good connectivity and footways to encourage active travel. The 2022 Landscape and visual Appraisal states that the site is of high sensitivity, therefore if the site is to be developed, great care would be required with design, and mitigation will be needed. The TPO's are the sites main constraint and reduces the developable area of the site as these must be retained, to also conserve the character of the area. Any development proposals would be required to meet the requirements in paragraph 177 of the NPPF.

SHELAA Ref: 901/3330 **SITE:** Land on the south side of Cousley Wood Road, Wadhurst

SUSTAINABILITY OBJECTIVE		Effects				Site No: 901/3330 Name: Land on the south side of Cousley Wood Road, Wadhurst, TN5 6EA
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural land of 1.7ha, located wholly within the High Weald National Landscape. • The site is proposed for residential development although no proposed capacity has been provided. • The site is outside of the development boundary, which runs directly across the northern boundary. • The nearest bus stops both east and west bound are located adjacent to the site's western boundary. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections. • A pedestrian footway is present on the southern side of Cousley Wood Road, adjacent to the northern boundary of the site. • Wadhurst is well served by a train station providing regular connections, with two trains per hour to London, and two per hour to Hastings on the south coast; both serving a multiple stops between. Wadhurst Train Station is sited 1.3 miles away, accessible by a 28 minute walk. • Wadhurst is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The site fails to comply with the overall spatial strategy for the district as it lies outside of the proposed settlement boundary, although does have access to sustainable modes of transport. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 901/3330 Name: Land on the south side of Cousley Wood Road, Wadhurst, TN5 6EA
		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.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no identified risk of surface water flooding. • The site is wholly greenfield in nature and development 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 identified risk of surface water flooding. • The site is not within a groundwater source protection zone. • There are no watercourses within, or nearby the site. • The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 901/3330 Name: Land on the south side of Cousley Wood Road, Wadhurst, TN5 6EA
		S	M	L	Overall	Commentary
						• Given the site is not at risk of fluvial, groundwater or surface 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 future residents and property would not be at risk, with suitable mitigation
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, resulting in a minimal risk in terms of water pollution. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site comprises agricultural land but is not classified within the Agricultural Land Classification system (ALC). • The site is not safeguarded for waste or minerals operations. • The site wholly greenfield with no areas of hardstanding. • There are no known issues with contamination of land. • The topography of the site will result in potential soil disturbance, which will require best practice in construction methods in order to effectively manage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 901/3330 Name: Land on the south side of Cousley Wood Road, Wadhurst, TN5 6EA
		S	M	L	Overall	Commentary
						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • 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. • The topography of the site with raised ground levels may result in the need for more significant cut and fill, and associated soil/waste disposal to be managed during construction. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site lies within an area of the district considered to be somewhat 'darker' by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The scale of development that could be accommodated on site is unlikely to add significant light pollution to the area, also taking account of existing residential properties in the vicinity, and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting the site. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

SUSTAINABILITY OBJECTIVE		Effects				Site No: 901/3330 Name: Land on the south side of Cousley Wood Road, Wadhurst, TN5 6EA
		S	M	L	Overall	Commentary
						development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stop is adjacent to the western corner of the site, accessible by footway on Cousley Wood Road. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections. • 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 development of the site would result in the loss of the thick vegetation on the site, including mature trees, minor negative effects are expected in relation to air pollution.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site bordered by hedgerows to all sides. Hedgerows can connect to woodland to the south-east, although there are some gaps in the connectivity. The site represents the start of expansive countryside to the south, and therefore these hedgerows contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green infrastructure network, although this will not be possible in its entirety (access etc) if the site is developed. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Given the size of the proposed development there is potential to harm on the existing deciduous woodland on the site boundaries, minor negative effects are expected on this SA Objective.
SO9	BIODIVERSITY					• The entire site is within the High Weald National Landscape and comprises thick hedgerow on its northern boundary which would be lost in part as a result of providing access to the site. Development of the site therefore may be detrimental to the biodiversity value of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 901/3330 Name: Land on the south side of Cousley Wood Road, Wadhurst, TN5 6EA
		S	M	L	Overall	Commentary
						• The site is not within a Biodiversity Opportunity Area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Due to the potential harm from development on the existing biodiversity of the site, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective
SO10	LANDSCAPE & TOWNSCAPE					• This site was assessed in the Landscape Evidence Base and is considered to have a high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. • The site forms a most attractive green apron to Sparrows Green and, notwithstanding the limited view from the public right of way, it is just as much an integral part of the High Weald National Landscape and the countryside as the valley slopes, hedgerows and mature trees to the south. However designed, the proposal would represent an unfortunate intrusion of built development into this high quality landscape. • The site is also detached from the main settlement area and has strong rural character. • Given the fact there are no details as to the design and layout of proposed development but the scale and complete erosion of the High Weald National Landscape (afforded additional weight taking account of a recent appeal decision at the site (WD/2022/0535/MAO)), major negative effects are expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area although Little Primmers, a Grade II Listed building is sited directly east of the site. • The site is not located within an Archaeological Notification Area • The open field to which this site relates forms part of the setting of Little Primmers, and any development would encroach on the view of the house across the open field and would consequently erode the appreciation of its setting. This has been determined through assessment of the refused, and appeal dismissed application at the site under reference WD/2022/0535/MAO. There is not considered to be public benefit that would outweigh the harm caused to the setting of the listed building.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 901/3330 Name: Land on the south side of Cousley Wood Road, Wadhurst, TN5 6EA
		S	M	L	Overall	Commentary
						• Given the proximity of the site to this Grade II listed building, any development would have to take account of its impact on the setting of these designated heritage assets However, it is not considered that there is public benefit that would outweigh the harm caused. As such, the impact on this SA Objectives is major negative.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is no existing access to the site, and a new one would have to be created. Achieving the required visibility splays would result in the loss of existing substantial hedgerow, and no assessment as to whether this can be provided has been undertaken. • The nearest bus stops both east and west bound are located adjacent to the site's western boundary. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections. • A pedestrian footway is present on the southern side of Cousley Wood Road, adjacent to the northern boundary of the site. • Wadhurst is well served by a train station providing regular connections, with two trains per hour to London, and two per hour to Hastings on the south coast; both serving a multiple stops between. Wadhurst Train Station is sited 1.3 miles away, accessible by a 28 minute walk. • There are no Public Rights of Way within the site. • 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 on this SA Objective is considered to be uncertain given the lack of details regarding improving the existing access.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 901/3330 Name: Land on the south side of Cousley Wood Road, Wadhurst, TN5 6EA
		S	M	L	Overall	Commentary
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 nearest health services are at the Belmont Surgery on Church Street, approx. 0.6 miles (a 15 minute walk) from the site. • The High Weald Lewes Havens CCG has identified that the area is short of 4 clinical rooms for their current patient population. There are discussions about a new hub, however these are in very early stages and no planning has yet been approved. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal. • The Wealden Open Space Study 2022 concludes that there are no gaps in provision of parks and gardens, amenity greenspace and play provision within Wadhurst Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing lower quality sites (Sparrow Green Recreation Ground, Wadhurst Playing Fields, Sparrow Green Play Area, Sparrow Green allotments and Sparrows Green Recreation Ground). • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Crowborough and Rural North area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 901/3330 Name: Land on the south side of Cousley Wood Road, Wadhurst, TN5 6EA
		S	M	L	Overall	Commentary
						• Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, 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. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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 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 not too distanced from services and facilities within Wadhurst and has access to a bus service on Cousley Wood Road. • Given that future residents of the site would be in close proximity and with sustainable access to the Station Road in Wadhurst, this will help support the vitality and viability of the services within Wadhurst.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 901/3330 Name: Land on the south side of Cousley Wood Road, Wadhurst, TN5 6EA
		S	M	L	Overall	Commentary
						• Minor positive effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Wadhurst C of E Primary School, approx. 0.4 miles away and accessible on foot, with Uplands Academy approx. 1 mile away, or a 20 minute walk. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 901/3330	Name: Land on the south side of Cousley Wood Road, Wadhurst,TN5 6EA																		
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	Wadhurst is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Wadhurst, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site however, lies some distance from the proposed development boundary for Wadhurst, and as such fails to conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO14 Housing and SO19 Town & Village Centre** The site is in Flood Zone 1, with no identified risk of surface or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is unclear and details are lacking as to any affordable housing provision etc. Given that future residents of the site would be in close proximity and with sustainable access to the Wadhurst, this will help support the vitality and viability of the services within Wadhurst. **Major negative effects: SO10 Landscape & Townscape and SO11 Historic & Cultural Heritage** The site is considered to be high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. It is separated from the main Wadhurst settlement and occupies a rural character. Development would result in the erosion of this high quality landscape. The site lies within the setting of Primmers Green, a Grade II Listed Building. Development of the site will result in the loss of open views to cottage, resulting in less than substantial harm to this designated heritage asset. A recent appeal decision at the site determined that there were no public benefits of the development that would outweigh this harm. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure and SO9 Biodiversity.** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact.

	Whilst it is acknowledged there is potential for some mitigation, the site it likely to good biodiversity value as a result of its greenfield status and substantial hedgerows and field boundaries. It is also located wholly within the High Weald National Landscape and such vegetation provides for stepping stones and wildlife corridors, into the wider green infrastructure network. Development to the scale alluded to in the submissions has the potential to affect the biodiversity value of the site, and also subsequently, impact on the district's green infrastructure network. **No significant effect: SO15 Health & Wellbeing; SO16 Quality of Life & Place, SO18 Economy & Employment and SO20 Education & Skills** The likely scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation given its location outside of the proposed development boundary, but more significantly due to the potential harm to the character and appearance of the area, taking account of the sites location wholly within High Weald National Landscape, and the local habitats and biodiversity. A recent appeal decision at the site under planning reference WD/2022/0535/MAO determined that development of the site would cause significant harm to the High Weald National Landscape and the character of the countryside, and would also harm the setting of Primmers Green, a Grade II Listed building.

SHELAA Ref: 988/3330 **SITE:** Land Adjacent to Brookfields, Old Station Road, Wadhurst

SUSTAINABILITY OBJECTIVE		Effects				Site No: 988/3330 Name: Land adjacent to Brookfields, Old Station Road, Wadhurst, TN5 6QH
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises agricultural fields of 0.4 ha, located to the west of Old Station Road. • The site is proposed for residential development, of up to 6 (net) dwellings by the applicant. • The site is located on the northern periphery of Wadhurst, in the central Durgates area of the village, within the proposed development boundary. • The nearest bus stops are located to the southeast of the site, at South View Corner, approximately 500m (6 minute) walk dependant on route taken. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections. • There is no pedestrian connectivity to bus stops along Old Station Road as there are not footpaths in this location. • Wadhurst is well served by a train station providing regular connections, with two trains per hour to London, and two per hour to Hastings on the south coast; both serving a multiple stops between. • Wadhurst is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement, with access to sustainable modes of transport, being well located to them, and to nearby facilities. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 988/3330 Name: Land adjacent to Brookfields, Old Station Road, Wadhurst, TN5 6QH
		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.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • The site is greenfield and development 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 risk of surface water flooding. • The entire site is of groundwater concern and therefore at risk of groundwater flooding. • The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. However, topography of the area and nearby watercourses will require the submission of a comprehensive drainage strategy. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial, or surface, although there is a risk of groundwater flooding, but policies within the plan will provide for suitable mitigation for surface water

SUSTAINABILITY OBJECTIVE		Effects				Site No: 988/3330 Name: Land adjacent to Brookfields, Old Station Road, Wadhurst, TN5 6QH
		S	M	L	Overall	Commentary
						flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as future residents and property would not be at risk, with suitable mitigation
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 is a watercourse located to the eastern boundary of the site, presenting some potential for water pollution unless mitigated and controlled effectively. In addition, a water pumping station is located to the eastern boundary, which may require a buffer zone and management of layout and connectivity, which when combined with topography on site, results in the need for a comprehensive site specific drainage strategy. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district
SO5	SOIL, LAND & MINERALS					• The site is partly agricultural land but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for waste or minerals operations. • The site is predominantly greenfield. • There are no known issues with contamination of land. • The topography of the site will result in potential significant soil disturbance, which will require best practice in construction methods in order to effectively manage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 988/3330 Name: Land adjacent to Brookfields, Old Station Road, Wadhurst, TN5 6QH
		S	M	L	Overall	Commentary
						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • 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. • The topography of the site with raised ground levels may result in the need for more significant cut and fill, and associated soil/waste disposal to be managed during construction. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The site lies within an area of the district considered to be somewhat 'lighter' by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is unlikely to add significant light pollution to the area and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting the site. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

SUSTAINABILITY OBJECTIVE		Effects				Site No: 988/3330 Name: Land adjacent to Brookfields, Old Station Road, Wadhurst, TN5 6QH
		S	M	L	Overall	Commentary
						development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stops are located to the southeast of the site, at South View Corner, approximately 500m (6 minute) walk dependant on route taken. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections. • There is no pedestrian connectivity to bus stops along Old Station Road as there are not footpaths in this location. • 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 site has no sustainable access either for pedestrians or by public transport, minor negative effects are expected in relation to air pollution.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • Ther is Ancient Deciduous Woodland to the west. There is thick vegetation in the form of mature trees and hedgerows along the boundaries of the site. • These trees and hedgerows contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Given the size of the proposed development there is potential to harm on the existing deciduous woodland on the site boundaries, minor negative effects are expected on this SA Objective.
SO9	BIODIVERSITY					• The entire site is within the High Weald National Landscape. • Ther is Ancient Deciduous Woodland to the west. There is thick vegetation in the form of mature trees and hedgerows along the boundaries of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 988/3330 Name: Land adjacent to Brookfields, Old Station Road, Wadhurst, TN5 6QH
		S	M	L	Overall	Commentary
						• The site is not within a Biodiversity Opportunity Area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The established trees and hedgerows at the rear of the site make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. • The effect on this SA Objective is considered to be minor negative, as the site is within the High Weald National Landscape.
SO10	LANDSCAPE & TOWNSCAPE					• This site was assessed in the Landscape Evidence Base and is considered to have a high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. • Therefore, if the site is to be developed, great care would be required with design, and substantial mitigation likely to be needed. The site slopes steeply downhill towards the north east with exposed sections from the centre of the site to this elevation. Given this constraint only the southern section of the site is considered suitable for development subject to screening to the north, east and western boundaries to mitigate the impact of development on the wider landscape. Furthermore, any development would have to establish that it meets the requirements of paragraph 177 of the NPPF. • Given the fact there are no details as to the design and layout of proposed development but entire site is within the High Weald National Landscape, therefore major negative effects are expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area nor are there any other heritage assets within close proximity to the site. • Given the scale of the development proposed and acknowledging the lack heritage assets within close proximity to the site, the impacts on this SA Objective are considered to be no significant effect.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 988/3330 Name: Land adjacent to Brookfields, Old Station Road, Wadhurst, TN5 6QH
		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's existing access is via existing field gate access from Old Station Road. Although the highway in this part of Old Station Road is narrow and therefore would not be able to accommodate access for residential development on the site. • There are no footpaths along Old Station Road in the is location. • The nearest bus stops are located to the southeast of the site, at South View Corner, approximately 500m (6 minute) walk dependant on route taken. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections. • The pedestrian connectivity to bus stops is unsuitable as there are no footpaths on Old Station Road, which connect to the site. • Wadhurst is well served by a train station providing regular connections, with two trains per hour to London, and two per hour to Hastings on the south coast; both serving a multiple stops between. • There is no PRoW within the site. • 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 on this SA Objective is considered to be minor negative, given the site has no sustainable access either for pedestrians or by public transport.
SO14	HOUSING					• The site is proposing 6 (net) dwellings which will make a contribution to meeting the district's housing need within a sustainable and accessible location. • There are no details as to the type and tenure mix of housing though. • 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: 988/3330 Name: Land adjacent to Brookfields, Old Station Road, Wadhurst, TN5 6QH
		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 nearest health services are at the Belmont Surgery on Church Street, approx. 0.8 miles (a 18-minute walk) from the site. • The High Weald Lewes Havens CCG has identified that the area is short of 4 clinical rooms for their current patient population. There are discussions about a new hub, however these are in very early stages and no planning has yet been approved. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal. • The Wealden Open Space Study 2022 concludes that there are no gaps in provision of parks and gardens, amenity greenspace and play provision within Wadhurst Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing lower quality sites (Sparrow Green Recreation Ground, Wadhurst Playing Fields, Sparrow Green Play Area, Sparrow Green allotments and Sparrows Green Recreation Ground). • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Crowborough and Rural North area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, 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: 988/3330 Name: Land adjacent to Brookfields, Old Station Road, Wadhurst, TN5 6QH
		S	M	L	Overall	Commentary
						• Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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 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 close to services and facilities within Wadhurst and has access to a bus service to the High Street with short journey times as well as being within a short walking distance. • Given that future residents of the site would be in close proximity, although with no sustainable access to the Station Road in Wadhurst. • Minor positive effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Wadhurst C of E Primary School, approx. 0.4 miles m southeast of the site and accessible on foot, with Uplands Academy approx. 1 mile to the south-east.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 988/3330	Name: Land adjacent to Brookfields, Old Station Road, Wadhurst, TN5 6QH
		S	M	L	Overall	Commentary	
						• Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development.	

SUMMARY OF RESULTS:	Site No: 988/3330	Name: Land adjacent to Brookfields, Old Station Road, Wadhurst, TN5 6QH																		
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	Wadhurst is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Wadhurst, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies adjacent to the proposed development boundary for Wadhurst. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk and SO14 Housing** The site is in Flood Zone 1 and no risk of surface water flooding, although there is risk of groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects: SO10 Landscape & Townscape** The site is considered to be high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. The site slopes steeply downhill towards the north east with exposed sections from the centre of the site to this elevation, and the removal of the mature vegetation on the site boundaries would have irremediable impacts upon the National Landscape. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity and SO13 Travel & Accessibility.** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. The site is within the High Weald National Landscape and development of the site would remove the mature vegetation that covers the site, therefore having a detrimental impact upon the habitats and biodiversity of the area north of Wadhurst.

	Old Station Road is too narrow to be able to accommodate access for residential development on the site and there is no pedestrian connectivity between the site and the services, facilities and public transport in Wadhurst, as the footpaths on Old Station Road do not reach the site. **No significant effect: SO4 Water resources/Quality; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation as development of the site would remove the thick vegetation that covers the site, therefore having a detrimental impact upon the High Weald National Landscape, and the local habitats and biodiversity. Furthermore, development would not be able to achieve a suitable vehicle or pedestrian access to the site due to Old Station Road being too narrow to accommodate access for residential development on the site and there is no pedestrian connectivity between the site and the services, facilities and public transport in Wadhurst, as the footpaths on Old Station Road do not reach the site.

SHELAA Ref: 989/3330 **SITE:** Woodlands, Mayfield Lane, Wadhurst

SUSTAINABILITY OBJECTIVE		Effects				Site No: 989/3330 Name: Woodlands, Mayfield Lane, Wadhurst, TN5 6JH
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a residential dwelling and its associated garden land of 1.27ha, located to the south of Mayfield Lane wholly within the High Weald National Landscape. • The site is proposed for residential development although no proposed capacity has been provided. • The site is located a significant distance from the proposed development boundary. • The nearest bus stop is located approximately 340m to the west of the site, accessible by footway on Mayfield Lane. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections. • Wadhurst is well served by a train station providing regular connections, with two trains per hour to London, and two per hour to Hastings on the south coast; both serving a multiple stops between. Wadhurst Train Station is sited 1.7 miles away, accessible by a 34 minute walk. • Wadhurst is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The site fails to comply with the overall spatial strategy for the district as it lies outside of the proposed settlement boundary, although does have access to sustainable modes of transport. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 989/3330 Name: Woodlands, Mayfield Lane, Wadhurst, TN5 6JH
		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.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is no risk of surface water flooding. • A significant proportion of the site is greenfield and development 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 risk of surface water flooding. • The site is not within a groundwater source protection zone. • There are no watercourses within, or nearby the site. • The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial, groundwater or surface flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact

SUSTAINABILITY OBJECTIVE		Effects				Site No: 989/3330 Name: Woodlands, Mayfield Lane, Wadhurst, TN5 6JH
		S	M	L	Overall	Commentary
						on this SA Objective is likely to be minor positive over all timeframes as future residents and property would not be at risk, with suitable mitigation.
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, resulting in a minimal risk in terms of water pollution. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is partly agricultural land but not classified within the Agricultural Land Classification system (ALC). • The site is not safeguarded for waste or minerals operations. • The site is predominantly greenfield although comprises a residential dwelling. • There are no known issues with contamination of land. • The topography of the site will result in potential soil disturbance, which will require best practice in construction methods in order to effectively manage. • Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 989/3330 Name: Woodlands, Mayfield Lane, Wadhurst, TN5 6JH
		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. • The topography of the site with raised ground levels may result in the need for more significant cut and fill, and associated soil/waste disposal to be managed during construction. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The site lies within an area of the district considered to be somewhat 'darker' by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The scale of development that could be accommodated on site is unlikely to add significant light pollution to the area and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting the site. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 989/3330 Name: Woodlands, Mayfield Lane, Wadhurst, TN5 6JH
		S	M	L	Overall	Commentary
						• The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stop is located approximately 340m to the west of the site, accessible by footway on Mayfield Lane. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections. • 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 development of the site would result in the loss of the thick vegetation on the site, including mature trees, minor negative effects are expected in relation to air pollution.
SO8	GREEN & BLUE INFRASTRUCTURE					• Priority Habitat Deciduous Woodland envelopes the eastern perimeter of the site. Trees and hedgerows are also present to the west and south west boundaries, providing stepping stones and wildlife corridors to the wider wooded landscape, particularly to the south west. • These trees and hedgerows contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Given the size of the proposed development there is potential to harm on the existing deciduous woodland on the site boundaries, minor negative effects are expected on this SA Objective.
SO9	BIODIVERSITY					• The entire site is within the High Weald National Landscape. Development of the site therefore may be detrimental to these features due to the loss of thick vegetation across the site and on its boundaries. • Priority Habitat Deciduous Woodland envelopes the eastern perimeter of the site. Trees and hedgerows are also present to the west and south west boundaries.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 989/3330 Name: Woodlands, Mayfield Lane, Wadhurst, TN5 6JH
		S	M	L	Overall	Commentary
						• The site is not within a Biodiversity Opportunity Area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Due to the potential harm from development on the existing biodiversity of the site and the existence of Priority Habitat Deciduous Woodland, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective
SO10	LANDSCAPE & TOWNSCAPE					• This site was assessed in the Landscape Evidence Base and is considered to have a high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. • Therefore, if the site is to be developed, great care would be required with design, and substantial mitigation likely to be needed. Furthermore, any development would have to establish that it meets the requirements of paragraph 177 of the NPPF. • However, the site is also detached from the main settlement area and has rural character. Development at the scale alluded to in the submissions would cause harm to the character and appearance of the attractive and high quality landscape to the west of Wadhurst. • Given the fact there are no details as to the design and layout of proposed development but the scale alluded is quite large, taken together with the entire site being located within the High Weald National Landscape, therefore major negative effects are expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area although the Former Wadhurst College and Stables, both Grade II listed, are sited in close proximity to the north-east. • The site is not located within an Archaeological Notification Area. • Given the proximity of the site to Grade II listed buildings, any development would have to take account of its impact on the setting of these designated heritage assets. As such, the impact on this SA Objectives is uncertain, until this assessment has been undertaken with regard to the development proposed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 989/3330 Name: Woodlands, Mayfield Lane, Wadhurst, TN5 6JH
		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 benefits from an existing access that serves the residential property. It is not clear as to whether this would be suitable for intensification or whether appropriate visibility splays could be achieved. • The nearest bus stop is located approximately 340m to the west of the site, accessible by footway on Mayfield Lane. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections. • Wadhurst is well served by a train station providing regular connections, with two trains per hour to London, and two per hour to Hastings on the south coast; both serving a multiple stops between. Wadhurst Train Station is sited 1.7 miles away, accessible by a 34 minute walk. • There are no Public Rights of Way within the site. • 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 on this SA Objective is considered to be uncertain given the lack of details regarding improving the existing 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 989/3330 Name: Woodlands, Mayfield Lane, Wadhurst, TN5 6JH
		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 nearest health services are at the Belmont Surgery on Church Street, approx. 1.7 miles (a 37-minute walk or 27-minute bus journey) from the site. • The High Weald Lewes Havens CCG has identified that the area is short of 4 clinical rooms for their current patient population. There are discussions about a new hub, however these are in very early stages and no planning has yet been approved. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal. • The Wealden Open Space Study 2022 concludes that there is no gaps in provision of parks and gardens, amenity greenspace and play provision within Wadhurst Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing lower quality sites (Sparrow Green Recreation Ground, Wadhurst Playing Fields, Sparrow Green Play Area, Sparrow Green allotments and Sparrows Green Recreation Ground). • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Crowborough and Rural North area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, 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: 989/3330 Name: Woodlands, Mayfield Lane, Wadhurst, TN5 6JH
		S	M	L	Overall	Commentary
						• Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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 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 not too distanced from services and facilities within Wadhurst and has access to a bus service to the High Street. • Given that future residents of the site would be in close proximity and with sustainable access to the Station Road in Wadhurst, this will help support the vitality and viability of the services within Wadhurst. • Minor positive effects are expected on this SA Objective
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Wadhurst C of E Primary School, approx. 1.3 miles away and accessible on foot, with Uplands Academy approx. 1.9 miles away. There is a bus service to the college with a journey time of approx. 30 minutes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 989/3330 Name: Woodlands, Mayfield Lane, Wadhurst, TN5 6JH
		S	M	L	Overall	Commentary
						• Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 989/3330 Name: Woodlands, Mayfield Lane, Wadhurst, TN5 6JH																			
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	Wadhurst is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Wadhurst, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site however, lies some distance from the proposed development boundary for Wadhurst, and as such fails to conform with the overall spatial strategy for development within Wealden as a whole. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk; SO14 Housing and SO19 Town & Village Centre** The site is in Flood Zone 1, with no identified risk of surface or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is unclear and details are lacking as to any affordable housing provision etc. Given that future residents of the site would be in close proximity and with sustainable access to the Station Road in Wadhurst, this will help support the vitality and viability of the services within Wadhurst. **Major negative effects: SO10 Landscape & Townscape** The site is considered to be high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. It is separated from the main Wadhurst settlement and occupies a rural character. Development at the scale alluded to in the submissions would cause harm to the character and appearance of the attractive and high quality landscape to the west of Wadhurst. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure and SO9 Biodiversity.** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Whilst it is acknowledged there is potential for some mitigation, the site it likely to have high biodiversity value as a result of the extent of Priority Habitat Deciduous Woodland enveloping the site, and other tree forms within the site and on its boundary. IT is also located wholly within the High Weald National Landscape and such vegetation provides for excellent stepping stones and

	wildlife corridors, into the wider green infrastructure network. Development to the scale alluded to in the submissions has the potential to affect the biodiversity value of the site, and also subsequently, impact on the district's green infrastructure network. **No significant effect: SO4 Water resources/Quality; SO15 Health & Wellbeing; SO16 Quality of Life & Place, SO18 Economy & Employment and SO20 Education & Skills** The likely scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation given its location outside of the proposed development boundary, but more significantly due to the potential harm to the character and appearance of the area, taking account of the sites location wholly within High Weald National Landscape, and the local habitats and biodiversity.

SHELAA Ref: 995/3330 **SITE:** Land at Balaclava Lane, Wadhurst

SUSTAINABILITY OBJECTIVE		Effects				Site No: 995/3330 Name: Land at Balaclava Lane, Wadhurst, TN5 6EQ
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises two agricultural fields of 2.5 ha, located to the north of Balaclava Lane. • The site is proposed for residential development, of up to 46 (net) dwellings by the applicant. • The site is located on the northern periphery of Wadhurst, in the northwest of the Pell Green area of the village, outside the proposed development boundary. • The nearest bus stops are located to the southeast of the site, at South View Corner, approximately 550m (6 minute) walk dependant on route taken. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections. • There is no pedestrian connectivity to bus stops along Balaclava Lane as there are not footpaths in this location. • Wadhurst is well served by a train station providing regular connections, with two trains per hour to London, and two per hour to Hastings on the south coast; both serving a multiple stops between. • Wadhurst is identified as a sustainable settlement, being a primary village, due to the facilities, services and sustainable transport modes available. • The site complies with the overall spatial strategy for the district as it is within this sustainable settlement, with access to sustainable modes of transport, being well located to them, and to nearby facilities. • Development will result in an increase in greenhouse gas emissions in both the construction and operation of any development and mitigation measures will need to be identified to minimise the impacts through sustainable methods of construction and design, energy efficiency and the use of renewable/low carbon energy. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 995/3330 Name: Land at Balaclava Lane, Wadhurst, TN5 6EQ
		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.
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 risk of surface water flooding in the northern corner of the eastern site. • The site is greenfield, and development 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 risk of surface water flooding in the northern corner of the eastern site. • The entire site is of groundwater concern and therefore at risk of groundwater flooding. • The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. However, topography of the area and nearby watercourses will require the submission of a comprehensive drainage strategy. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial, although there is a risk of surface and groundwater flooding, but policies within the plan will provide for suitable mitigation for surface water

SUSTAINABILITY OBJECTIVE		Effects				Site No: 995/3330 Name: Land at Balaclava Lane, Wadhurst, TN5 6EQ
		S	M	L	Overall	Commentary
						flood risk, the impact on this SA Objective is likely to be minor positive over all timeframes as future residents and property would not be at risk, with suitable mitigation
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 is a watercourse located to the eastern boundary of the site, presenting some potential for water pollution unless mitigated and controlled effectively. In addition, a water pumping station is located to the eastern boundary, which may require a buffer zone and management of layout and connectivity, which when combined with topography on site, results in the need for a comprehensive site specific drainage strategy. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Effects on this SA Objective are currently uncertain and will be dependent on the implementation of any development proposal. It is likely that any impacts could be mitigated through good design and compliance with local plan policies, although it is acknowledged that in general an increase in population/development is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is partly agricultural land but not classified within the Agricultural Land Classification system (ALC). • The site is not safeguarded for waste or minerals operations. • The site is entirely greenfield. • There are no known issues with contamination of land. • The topography of the site will result in potential significant soil disturbance, which will require best practice in construction methods in order to effectively manage.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 995/3330 Name: Land at Balaclava Lane, Wadhurst, TN5 6EQ
		S	M	L	Overall	Commentary
						• Development of the site is unlikely to result in land contamination. However, the disturbance of soil from development could lead to increased soil compaction as well as the release of CO_2 emissions. • 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. • The topography of the site with raised ground levels may result in the need for more significant cut and fill, and associated soil/waste disposal to be managed during construction. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The site lies within an area of the district considered to be somewhat 'lighter' by CPRE's light pollution mapping, however its proximity to existing development means there is a degree of brightness as well. • The quantum of development proposed is unlikely to add significant light pollution to the area and it is considered that suitable mitigation could be provided. • There are no sources of noise pollution affecting the site. • There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed

SUSTAINABILITY OBJECTIVE		Effects				Site No: 995/3330 Name: Land at Balaclava Lane, Wadhurst, TN5 6EQ
		S	M	L	Overall	Commentary
						development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. • The nearest bus stops are located to the southeast of the site, at South View Corner, approximately 550m (6 minute) walk dependant on route taken. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections. • There is no pedestrian connectivity to bus stops along Balaclava Lane as there are not footpaths in this location. • 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 site has no sustainable access either for pedestrians or by public transport, minor negative effects are expected in relation to air pollution.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is not proposing any green or blue infrastructure. • There is Deciduous Woodland adjacent to the eastern boundary of field to the east. This field has thick vegetation in the form of mature trees and hedgerows along the boundaries of the site. • The western field has mature trees along the eastern boundary, whilst the remaining boundaries consist of short hedgerows. • These trees and hedgerows contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green infrastructure network. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Given the size of the proposed development there is potential to harm on the existing deciduous woodland on the site boundaries, minor negative effects are expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 995/3330 Name: Land at Balaclava Lane, Wadhurst, TN5 6EQ
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The entire site is within the High Weald National Landscape. • There is Deciduous Woodland adjacent to the eastern boundary of field to the east. This field has thick vegetation in the form of mature trees and hedgerows along the boundaries of the site. • The western field has mature trees along the eastern boundary, whilst the remaining boundaries consist of short hedgerows. • The site is not within a Biodiversity Opportunity Area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • The established trees and hedgerows at the rear of the site make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. • The effect on this SA Objective is considered to be minor negative, as the site is within the High Weald National Landscape.
SO10	LANDSCAPE & TOWNSCAPE					• This site was assessed in the Landscape Evidence Base and is considered to have a high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. • Therefore, if the site is to be developed, great care would be required with design, and substantial mitigation likely to be needed. The site slopes steeply downhill towards the north east with exposed sections from the centre of the site to this elevation. Given this constraint only the southern section of the site is considered suitable for development subject to screening to the north, east and western boundaries to mitigate the impact of development on the wider landscape. Furthermore, any development would have to establish that it meets the requirements of paragraph 177 of the NPPF. • The site to the east is well enclosed by the mature trees and hedgerows that surround the site from wider views. • However, the western field boundaries primarily consist of short hedgerows, as a result it is open to panoramic views to and from the north, and development of this site would be harmful to the landscape north of Wadhurst.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 995/3330 Name: Land at Balaclava Lane, Wadhurst, TN5 6EQ
		S	M	L	Overall	Commentary
						• Given the fact there are no details as to the design and layout of proposed development but entire site is within the High Weald National Landscape, therefore major negative effects are expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area nor are there any other heritage assets within close proximity to the site. • Given the scale of the development proposed and acknowledging the lack heritage assets within close proximity to the site, the impacts on this SA Objective are considered to be no significant effect.
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 eastern part of the site has an existing access is via existing field gate access from Osmers Hill. Although the highway in this part of Osmers Hill is narrow and therefore would not be able to accommodate access for residential development on the site. • The western field access is a field gate at the junction for Three Oaks Lane, along Turners Green Road. However, Turners Green Road and Balaclava Lane are both too narrow in this location to accommodate vehicular access for residential development on this part of the site. • There are no footpaths along Balaclava Lane or Turners Green Road in the is location. • The nearest bus stops are located to the southeast of the site, at South View Corner, approximately 550m (6 minute) walk, although there are no footpaths connecting the site. Buses provide a regular service to Tunbridge Wells and Hastings, with onward connections. • The pedestrian connectivity to bus stops is unsuitable as there are no footpaths on Balaclava Lane or Turners Green Road which connect to the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 995/3330 Name: Land at Balaclava Lane, Wadhurst, TN5 6EQ
		S	M	L	Overall	Commentary
						• Wadhurst is well served by a train station providing regular connections, with two trains per hour to London, and two per hour to Hastings on the south coast; both serving a multiple stops between. • There is no PRoW within the site. • 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 on this SA Objective is considered to be minor negative, given the site has no sustainable access either for pedestrians or by public transport.
SO14	HOUSING					• The site is proposing 46 (net) dwellings which will make a contribution to meeting the district's housing need within a sustainable and accessible location. • There are no details as to the type and tenure mix of housing though. • The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Belmont Surgery on Church Street, approx. 1.1 miles (a 23-minute walk) from the site. • The High Weald Lewes Havens CCG has identified that the area is short of 4 clinical rooms for their current patient population. There are discussions about a new hub, however these are in very early stages and no planning has yet been approved. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal. • The Wealden Open Space Study 2022 concludes that there are no gaps in provision of parks and gardens, amenity greenspace and play provision within Wadhurst Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing lower quality sites (Sparrow Green Recreation Ground, Wadhurst Playing Fields, Sparrow Green Play Area, Sparrow Green allotments and Sparrows Green Recreation Ground).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 995/3330 Name: Land at Balaclava Lane, Wadhurst, TN5 6EQ
		S	M	L	Overall	Commentary
						• The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Crowborough and Rural North area and an overall insufficient supply of rugby pitches. • The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. • The site is not proposing improvements to sport and recreation provision or to health service provision. • Given the proposed scale of development, it is considered there will be no significant impact on this SA Objective.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, 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. • Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective.
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 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: 995/3330 Name: Land at Balaclava Lane, Wadhurst, TN5 6EQ
		S	M	L	Overall	Commentary
	VILLAGE CENTRES					• The site does not contain any existing retail floorspace so there is no loss. • The site is close to services and facilities within Wadhurst and has access to a bus service to the High Street with short journey time, although there is no pedestrian connectivity to the site. • Given that future residents of the site would be on the fringe of the settlement, and there is no sustainable access to the site from the High Street in Wadhurst. • No significant effects are expected on this SA Objective.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Wadhurst C of E Primary School, approx. 0.6 miles m south of the site and accessible on foot, with Uplands Academy approx. 1.1 mile to the south. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development.

SUMMARY OF RESULTS:	Site No: 995/3330	Name: Land at Balaclava Lane, Wadhurst, TN5 6EQ																		
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	Wadhurst is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is located on the edge of Wadhurst, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies adjacent to the proposed development boundary for Wadhurst. The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement. **Major positive effects: None** **Minor positive effects: SO3 Flood Risk and SO14 Housing** The site is in Flood Zone 1 and no risk of surface water flooding, although there is risk of groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified. The development of the site for housing will contribute to the district's housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc. **Major negative effects: SO10 Landscape & Townscape** The Landscape evidence base concludes that the site is of high sensitivity to development due the site being located in a prominent position within the High Weald National Landscape. The site slopes steeply downhill towards the north east with exposed sections from the centre of the site to this elevation, and the removal of the mature vegetation on the site boundaries would have irremediable impacts upon the National Landscape. **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO8 Green & Blue Infrastructure; SO9 Biodiversity and SO13 Travel & Accessibility.** All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact. Additionally, the site has no sustainable access either for pedestrians or by public transport. The site is within the High Weald National Landscape and development of the site would remove the mature vegetation that covers the site, therefore having a detrimental impact upon the habitats and biodiversity of the area north of Wadhurst.

	The highways around the site are too narrow in this location to accommodate vehicular access for residential development on either part of the site. Furthermore, there are no footpaths along Balaclava Lane or Turners Green Road in the is location. **No significant effect: SO4 Water resources/Quality; SO15 Health & Wellbeing; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** The scale of proposed development and the site's location means no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been rejected for allocation as development of the site would remove the thick vegetation that covers the site, therefore having a detrimental impact upon the High Weald National Landscape, and the local habitats and biodiversity. Furthermore, development would not be able to achieve a suitable vehicle or pedestrian access to the site due to Balaclava Lane, Turner's Green Road and Osmers Hill all being too narrow to accommodate access for residential development on the site and there is no pedestrian connectivity between the site and the services, facilities and public transport in Wadhurst, as there footpaths within close proximity to the site.