Appendix A11cc Parish: Warbleton

SHELAA Ref: 011/3220 **SITE:** Land Adjacent to Little Home Farm, Forest Lane, Punnetts Town

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 011/3220 SITE: Land Adjacent to Little Home Farm, Forest Lane, Punnetts Town
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural grazing land (site is greenfield) • The site is 1.37 ha in size and proposed for 5 (net) dwellings by the applicant. • The site is to the north of Forest Lane in Punnetts Town. Linear residential housing is to the west. • 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. • Punnetts Town is classed as an unsustainable development within the settlement hierarchy as it has a good range of services including a primary school, recreation ground and GP, although there is limited public transport to larger settlements in particular Heathfield. Therefore, any development is likely to result in a limited increase in car use to reach larger settlements outside the district, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain

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SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • 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 is in 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 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, 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 uncertain 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 are no watercourse within the site or within close proximity.

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						• 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 of this size will is likely to lead to increased pressure on water resources in the district.
SO5	SOIL, LAND & MINERALS					• The site is of greenfield agricultural land but has not been classified within the Agricultural Land Classification survey. • The disturbance of soil from development can lead to increased compaction, flood risk and water pollution from sediment runoff as well as the release of CO_2 emissions. • The land is not safeguarded for minerals. • Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The scale of development proposed for the site is likely to introduce more light pollution to the area, which is classed as being of a darker area in CPREs light pollution mapping. Mitigation measures and Local Plan policies could lessen some negative impacts.

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						• Mitigation measures and Local Plan policies could lessen some negative impacts, however development of the is scale in close proximity would still lead to some pollution during the development's construction. • It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. • The development of the site will result in an increase in traffic during construction and operation and a potential increase in air pollution. However, it is considered that the impacts can be suitably mitigated. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposal is for residential dwellings in this rural location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). Furthermore, there are no biodiversity opportunity areas within the vicinity of the site. • There is no ancient woodland or Priority Habitats within the site. • The Greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 011/3220 SITE: Land Adjacent to Little Home Farm, Forest Lane, Punnetts Town
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						• However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the High Weald National Landscape, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies wholly with the High Weald National Landscape. • The site is considered to be of moderate to higher sensitivity within the Council's landscape evidence base primarily due the site forming part of the rolling ridges of the complex ridge and valley landform of the wider area, as well as the site being bound by mature Shaws, hedgerows and trees along Forest Lane. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be minor negative due to the sites prominent location along a ridge within the High Weald National Landscape, but could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area or are there any heritage assets within close proximity to the site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA.

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SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing access onto Forest Lane via a field gate to the middle field. The site would require a new vehicular access in order to accommodate residential development. • There is no safe pedestrian access to the site, or scope to provide this along Forest Lane, nor any cycle infrastructure. • Forest Lane is a narrow single track lane with little scope for improvements to be made. There is also no safe pedestrian access to the site, or scope to provide this along Forest Lane. • The nearest train station is at Robertsbridge or Stonegate, approx. 8 mile east or northeast of the site respectively, the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is on Battle Road to the southwest of the site, and there is currently no pedestrian connectivity to the bus stop. • There are no PRoWs within close proximity to the site. • Proposed development in this rural location would put a strain on the local road infrastructure and therefore further off-site works, or traffic management measures may also be required, and a full transport assessment would be needed. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered minor negative at this stage given the need for a new access on Forest Lane as well as improvements to Forest Lane itself for the pedestrian access to the site, although there is no scope to be to provide these improvements to Forest Lane currently.

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SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 5 (net) dwellings • Furthermore, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to have no significant effect if the site is brought forward. As although the additional dwellings make a positive contribution to meeting the district's housing needs, the proposed number is minimal and there is unlikely to be any provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they the site does to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Punnetts Town, approx. 700 metres to the west of the site. The nearest hospital is in Uckfield, approx. 1 mile to the north. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Punnetts Town. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that there have been no issues identified for the existing capacity within the health sector for this area the effects on this SA Objective are likely to be uncertain.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.

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SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.
SO19	TOWN & VILLAGE CENTRES					• The site is currently within Punnetts Town with access to local facilities and amenities. However, there is very limited public transport services available in the area and therefore the site is isolated from key services and facilities that can be found in more sustainable settlements, in particular Heathfield. • The site is not within a proposed development boundary as Punnetts Town is not considered a sustainable enough for the allocation of a proposed development boundary. • Punnetts Town has some of services and facilities, although with no potential future residents are likely to travel to the Heathfield town centre or shop online. • The site is not proposing any retail floorspace. • The site is currently accessible by vehicles. However, this would require substantial improvements as well as pedestrian access along Forest Lane, although this is not currently achievable. • The site is not accessible to pedestrians and there is limited public transport to connect the site with services and facilities in larger settlements such as Heathfield. Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships.

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						• The nearest primary school is in Punnetts Town (Punnetts Town Community Primary School), although there is no pedestrian connectivity from the site in place. • Secondary education is available in Heathfield at Heathfield Community Collage, which provides education from Year 7 to Sixth Form and there is a school bus service Mon – Fri to/from Battle Road. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS:	SHELAA Ref: 011/3220 SITE: Land Adjacent to Little Home Farm, Forest Lane, Punnetts Town																		
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	Punnetts Town is classed as an unsustainable settlement as although it has some services such as a primary school and GP, it has very limited public transport to larger settlements. The site does currently benefit from planning permission for one dwelling on the site (WD/2020/0045/F), however there is no planning application for development of the rest of the site. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is currently within Punnetts Town, an unsustainable settlement according to the settlement hierarchy. The site has access to very limited public transport that would connect the site to the services and facilities in Heathfield. The site in not within a proposed development boundary and therefore does not conform with the overall strategy for development within Wealden as it outside of a sustainable settlement.

	Major positive effects: None **Minor positive effects: None** **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity, SO10 Landscape & Townscape and SO13 Travel & Accessibility** All development will result in an increase in greenhouse gas emissions and waste production, particularly with the to the lack of public bus services resulting in a reliance on private motor vehicles, although the application of Local Plan policies should mitigate any negative impacts. The site is wholly within the High Weald National Landscape, located on a ridge within and therefore prominent from views within the surrounding rural landscape. Suitable access for development of the whole site likely unachievable as Forest Lane is a narrow single track lane with little scope for improvements to be made. There is also no safe pedestrian access to the site, or scope to provide this along Forest Lane. **No significant effect: SO11 Historic & Cultural Heritage, SO14 Housing, SO18 Economy & Employment and SO20 Education & Skills** The scale of the development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation because development on this site would be prominent within the rural landscape due to its location on a ridge within the High Weald National Landscape. Additionally, the site is not within a proposed development boundary and isolated from key services and facilities due to the limited public transport in the area.

SHELAA Ref: 277/3220 **SITE:** Scots Paddock, Forest Lane, Punnetts Town

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 277/3220 SITE: Scots Paddock, Forest Lane, Punnetts Town
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is currently agricultural grazing land and woodland (site is greenfield) • The site is 0.95 ha in size and proposed for 10 (net) dwellings by the applicant. • The site is between Forest Lane to the north and Battle Road to the south in Punnetts Town. Linear residential housing is to the east and west. • 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. • Punnetts Town is classed as an unsustainable development within the settlement hierarchy as it has a good range of services including a primary school, recreation ground and GP, although there is limited public transport to larger settlements in particular Heathfield. Therefore, any development is likely to result in a limited increase in car use to reach larger settlements outside the district, increasing emissions, although mitigation measures such as EV charging infrastructure could address this. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain
SO2	CLIMATE CHANGE ADAPTATION					• Developing this site will introduce hard standing and structures on Greenfield land, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies.

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						• 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 is in 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 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, 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 uncertain 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 are no watercourse within the site or within close proximity. • 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

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

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						• Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Nonetheless, given the proposal is for residential dwellings in this rural location and the resultant air pollution arising from the use of motorised forms of transport, the impact on this SA Objective is considered minor negative.
SO8	GREEN & BLUE INFRASTRUCTURE					• Development of the site would result in the loss of agricultural land. The site is rural in character and setting. • Development would need to seek to retain and enhance existing hedgerows and trees at the boundary to the site. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time.
SO9	BIODIVERSITY					• The site does not contain any designated sites (including the Pevensey Levels Ramsar site and SAC and the Ashdown Forest SAC and SPA). Furthermore, there are no biodiversity opportunity areas within the vicinity of the site. • There is no ancient woodland or Priority Habitats within the site. • The Greenfield nature of the site could result in the loss of some biodiversity in the short-term during construction (i.e. the potential loss of hedgerows to create access), although it is unclear of the site's ecological value. Further studies would be required to establish this. • However, the appropriate siting, scale and/or mitigation accompanying any development should enable the retention, protection and creation of ecologically valuable features within the site. • Other policies within the Local Plan will address matters of green and blue infrastructure and biodiversity, as well as the requirement to provide at least 20% BNG in accordance with the Environment Act 2021. Local Plan polices will also look to retain and protect woodland, trees and hedgerows and reduce / avoid light pollution and any development will need to be in compliance with the relevant policies. • Due to the potential harm from development on the High Weald National Landscape, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 277/3220 SITE: Scots Paddock, Forest Lane, Punnetts Town
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SO10	LANDSCAPE & TOWNSCAPE					• The site currently lies wholly with the High Weald National Landscape. • The site is considered to be of moderate to higher sensitivity within the Council's landscape evidence base primarily due the site forming part of the rolling ridges of the complex ridge and valley landform of the wider area, as well as the site being bound by mature Shaws, hedgerows and trees along Forest Lane and Battle Road. • Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies. • Mitigation measures will need to be identified in accordance with the relevant Local Plan polices. • The impact is expected to be minor negative due to the sites prominent location along a ridge within the High Weald National Landscape, but could be reduced through suitable mitigation measures.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area or are there any heritage assets within close proximity to the site. • Other policies within the Local Plan will address matters of protecting and enhancing built heritage, designated and non-designated including their settings, and any development will need to be in compliance with the relevant policies. • Therefore, it is considered that the site would have no significant effect on this SA.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing access onto Battle Road associated with the existing dwelling, with a field gate from this access. The site would require a new vehicular access in order to accommodate residential development. • There are footpaths along both sides of Battle Road, but no cycling infrastructure.

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						• Forest Lane is a narrow single track lane with little scope for improvements to be made. There is also no safe pedestrian access to the site, or scope to provide this along Forest Lane. Therefore a new access would need to be off of Battle Road. • The nearest train station is at Robertsbridge or Stonegate, approx. 8 mile east or northeast of the site respectively, the only reasonable access to the station is via private motor vehicle. • The nearest bus stop is on Battle Road to the southwest of the site, and there is pedestrian connectivity to the bus stop. • There are no PRoWs within close proximity to the site. • Proposed development in this rural location would put a strain on the local road infrastructure and therefore further off-site works, or traffic management measures may also be required, and a full transport assessment would be needed. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact is considered no significant at this stage given the need for a new access on Battle Road as well as there being potential for pedestrian access to the site, although the site has access to very limited public transport despite its proximity to a bus stop.
SO14	HOUSING					• The development has the potential to contribute to the district's identified housing need, the site promoter has identified that the whole site would deliver a proposed 10 (net) dwellings • Furthermore, due to the size of the site, an appropriate mix of type and tenure, including affordable housing could be accommodated in accordance with the relevant Local Plan policies. • The impact on this SA Objective is expected to have minor positive effect if the site is brought forward. As although the additional dwellings make a positive contribution to meeting the district's housing needs, it is unknown if there is to be any provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if the site does to come forward.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 277/3220 SITE: Scots Paddock, Forest Lane, Punnetts Town
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• The nearest health services (GPs, dentists, pharmacy) are in Punnetts Town, approx. 700 metres to the west of the site. The nearest hospital is in Uckfield, approx. 1 mile to the north. • The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Punnetts Town. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal. • Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies. • Given that there have been no issues identified for the existing capacity within the health sector for this area the effects on this SA Objective are likely to be uncertain.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors.
SO17	SOCIAL DEPRIVATION					• The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty. • Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. • Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • However, as the site does not offer any employment provision, it is considered that the site would have no significant effect in the medium to longer term on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				SHELAA Ref: 277/3220 SITE: Scots Paddock, Forest Lane, Punnetts Town
		S	M	L	Overall	Commentary
SO19	TOWN & VILLAGE CENTRES					• The site is currently within Punnetts Town with access to local facilities and amenities. However, there is very limited public transport services available in the area and therefore the site is isolated from key services and facilities that can be found in more sustainable settlements, in particular Heathfield. • The site is not within a proposed development boundary as Punnetts Town is not considered a sustainable enough for the allocation of a proposed development boundary. • Punnetts Town has some of services and facilities, although with no potential future residents are likely to travel to the Heathfield town centre or shop online. • The site is not proposing any retail floorspace. • The site is currently accessible by vehicles and pedestrians; however, a new access would be required as the existing access is field gate off of the residential curtilage of the existing dwelling. • There is limited public transport to connect the site with services and facilities in larger settlements such as Heathfield. Therefore, the impact on this SA Objective is considered to have no significant effect.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary school is in Punnetts Town (Punnetts Town Community Primary School), although there is no pedestrian connectivity from the site in place. • Secondary education is available in Heathfield at Heathfield Community Collage, which provides education from Year 7 to Sixth Form and there is a school bus service Mon – Fri to/from Battle Road. • Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. However, more early years and nursery provision would need to be provided. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective.

SUMMARY OF RESULTS: SHELAA Ref: 277/3220 SITE: Scots Paddock, Forest Lane, Punnetts Town																				
SA EFFECTS	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water resources/Quality	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Major Positive																				
Minor Positive																				
Not Significant																				
Minor Negative																				
Major Negative																				
Uncertain																				

COMMENTARY:	
Duration/Reversibility	Short term adverse impacts are likely during construction or before the mitigation measures are implemented.
Mitigation Measures	Further information is required for the issues identified as uncertain.
Cumulative Effects	Punnetts Town is classed as an unsustainable settlement as although it has some services such as a primary school and GP, it has very limited public transport to larger settlements. The site does not currently benefit from planning permission nor is there a planning application for development on the site. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	The site is currently within Punnetts Town, an unsustainable settlement according to the settlement hierarchy. The site has access to very limited public transport that would connect the site to the services and facilities in Heathfield. The site in not within a proposed development boundary and therefore does not conform with the overall strategy for development within Wealden as it outside of a sustainable settlement.

	Major positive effects: None **Minor positive effects: SO14 Housing** The development of the site for 10 (net) dwellings will contribute to the district's housing need. However, are lacking as to any affordable housing provision etc. **Major negative effects: None** **Minor negative effects: SO1 Climate Change, SO6 Waste, SO7 Pollution, SO9 Biodiversity and SO10 Landscape & Townscape** All development will result in an increase in greenhouse gas emissions and waste production, particularly with the to the lack of public bus services resulting in a reliance on private motor vehicles, although the application of Local Plan policies should mitigate any negative impacts. The site is wholly within the High Weald National Landscape, located on a ridge within and therefore prominent from views within the surrounding rural landscape. **No significant effect: SO11 Historic & Cultural Heritage, Travel & Accessibility, SO18 Economy & Employment and SO20 Education & Skills** The scale of the development and the site's location mean no significant effects on these SA Objectives. **Uncertain:** for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is rejected for allocation because development on this site would be prominent within the rural landscape due to its location on a ridge within the High Weald National Landscape. Additionally, the site is not within a proposed development boundary and isolated from key services and facilities due to the limited public transport in the area.