Appendix A11dd Parish: Westham

SHELAA Ref: 109/1620 **SITE:** Land to the East of Golden Jubilee Way, A22, Westham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 109/1620 Name: Land to the east of Golden Jubilee Way, A22, Westham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises an area of agricultural fields at the periphery of Eastbourne to the east of the A22. • The site is 19.09ha in size and is proposed for residential development of 500-550 (net) dwellings. There is a current ongoing outline planning application for the site under planning reference WD/2022/1927/MAO for up to 250 (net) dwellings. • Eastbourne lies outside of the administrative boundaries for Wealden, however, it is a large sustainable settlement that provides a retail and employment function as well as providing key community services. The settlement provides very frequent public transport options, including access to London. The settlement also provides nursery, primary and secondary school provision. • The site complies with the overall Spatial Strategy for the district. It is located adjacent a sustainable settlement, albeit one that lies outside of the administrative boundaries for the District. • The nearest bus stop is approx. 350m from the site on Rattle Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. The site is located approximately 2.5km from the nearest train station in Polegate, which offers services to London, Brighton and Hastings. There is currently no formally made pedestrian footpaths to these forms of public transport. The planning application indicates that pedestrian footpaths will be provided on the A22 and that improvements to the public rights of way network. • The energy statement submitted as part of the ongoing planning application identifies passive energy-efficient measures and renewable and low carbon technologies tha have been considered. The report summaries how proposed development can incorporate energy-efficient design and identifies the use of photovoltaics and heat pumps.

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						• 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. • The proposed development within the application has been designed to create a walkable neighbourhood, which prioritises pedestrian and cycle movements. • 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. Whilst this site is seeking to reduce the impacts of development upon climate via the mitigations demonstrated within the ongoing planning application, a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • A watercourse (Willingdon and West Langney Sewer) runs east to west through the southern part of the site. There are large areas of flood zone 2, 3a and 3b as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment associated with the southern and central parts of the site The north eastern and north western parts of the site is located within Flood Zone 1. • The promoter has indicated as part of the planning application that a wetland conservation will be brought forward to help provide SuDS for the site. • 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 planning application has indicated some of the measures of how the site can adapt to climate change, however, further details are still required at reserved matters stage, therefore the effect on this SA Objective is minor positive at this stage over all timeframes.

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SO3	FLOOD RISK					• A watercourse (Willingdon and West Langney Sewer) runs east to west through the southern part of the site. There are large areas of flood zone 2, 3a and 3b as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment associated with the southern and central parts of the site. The north eastern and north western parts of the site is located within Flood Zone 1. • The site is also affected by surface water flood risk as defined by the Wealden Strategic Flood Risk Assessment. These areas are focused sporadically throughout the site and extend along the boundaries here also. • Ther site is not at risk of groundwater flooding. • Residential development would be precluded from those areas of the site within Flood Zones 2 and 3a and 3b. Only water compatible uses are permitted within Flood Zone 3b in line with government guidance on flood risk and coastal change. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • The promoter has indicated as part of a vision document that development would involve new network of SuDS that retains existing ditches and watercourses located throughout the site. The local flood authority has not yet confirmed that this is suitable as part of the outline planning application. • The promoter has also indicated that a wetlands area would be created in the south of the site, and this will be managed. • 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. • The site is at risk of flooding from multiple sources, and whilst the ongoing application has not yet received the approval from the local flood authority, the effect on this SA is currently considered minor positive.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment.

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						• A watercourse (Martins Ditch and Gut) forms the northern boundary of the site. • Development of the site could exacerbate the rivers poor status through potential pollution, directly and indirectly through surface runoff and discharge. • The proposals submitted as part of the planning application confirms that the existing ditch and surface water flows will be retained, and that water quality will be protected as part of any development. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Whilst a water course is located within the southern part of the site and development would potentially impact upon its quality, the developer has indicated that this will be mitigated as part of the development and therefore there is no significant effect on this SA Objective.
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 greenfield. • There are no known issues with the contamination of land. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 109/1620 Name: Land to the east of Golden Jubilee Way, A22, Westham
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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 ongoing planning application has indicated that further details of waste minimisation will be provided at reserved matters stage. • 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 is within an area classified as being 'darker in CPREs light pollution mapping. The south eastern part of the site classified as being 'brighter'. Given the potential quantum of development, significant light pollution will be introduced. Any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • Eastbourne lies outside of the administrative boundaries for Wealden; however, it is a large sustainable settlement that provides a retail and employment function as well as providing key community services. The settlement provides very frequent public transport options, including access to London. The settlement also provides nursery, primary and secondary school provision. • The nearest bus stop is approx. 350m from the site on Rattle Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. The site is located approximately 2.5km from the nearest train station in Polegate, which offers services to London, Brighton and Hastings. There is currently no formally made pedestrian footpaths to these forms of public transport. The planning application indicates that pedestrian footpaths will be provided on the A22 and that improvements to the public rights of way network. • 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

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						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. • Given the scale of development proposed, there is likely to be a significant increase in traffic and congestion on the road network, although this may be mitigated to some degree through the provision of services and facilities on the site for residents to access. • Development would also be required to take into consideration noise generated from the A22 (Golden Jubilee) to the west of the site and the trainline to the south and what mitigations would be required for this. • The site is also crossed by a significant electrical pylon line from north to south. • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site it is likely to result in a significant number of additional cars on the road. Therefore, minor negative effects are expected on this SA Objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• The mature hedgerows and trees within the site and along its boundaries of the site provide wildlife corridors and stepping stones to the wider area. There is also some vegetation located within the site, however, the site is largely exposed within the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green infrastructure network. • There is parcels of priority habitat deciduous woodland located along the northern boundary of the site and priority coastal and floodplain grazing marsh within the southern part of the site.

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						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • The promoter for the site has indicated a significant range of measures to provide and enhance green and blue infrastructure within the site, which will contribute to the wider green infrastructure network. It has been indicated that the site would retain the deciduous woodland, provide enhanced landscaping throughout the site and create a wetland conservation area within the southern part of the site. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term major positive effects are expected as green and blue infrastructure becomes established.
SO9	BIODIVERSITY					• The mature hedgerows and trees on the boundaries of the site provide wildlife corridors and stepping stones to the wider countryside. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • An area of coastal and floodplain grazing marsh priority habitat is located within the northern and eastern half of the site and corresponds to the area within Flood plains. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • The site is located partially within the Eastbourne Marshes Biodiversity Opportunity Area and development could adversely impact on the objectives of the BOA. • Development would need to carefully consider the priorities and objectives of the BOA and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the

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						retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • The Design and Access Statement for the ongoing application sets out that the proposal is seeking to provide significant mitigations as part of the development and will also seek to enhance and existing habitats where possible on site. This includes the creation of a wetland conservation area within the southern part of the site. • Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term minor positive effects are expected as the measures to improve biodiversity become established.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development. The site is a substantial, relatively open and exposed site on the fringes of Stone Cross which provides far reaching views to the South Downs National Park to the west. The site is also elevated above the adjacent busy A22 to the west. • Given the above reasons, it is considered the effects on this SA Objective are minor negative as development of the quantum envisioned would have a significant impact upon the landscape and would be highly exposed within the landscape.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not located in close proximity to a conservation area or listed building. • The site is located wholly within an archaeological notification area (Willingdon Levels). • The proposed development for the site has considered heritage assets within the design of the scheme and it is considered that there will be no significant effect on this SA Objective should this scheme come forward.
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.

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						• The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• There is an existing vehicular access to the site from the A22 to the west. This would require significant upgrading as part of any new development. The proposed access has not yet received approval from East Sussex Highways Authority, therefore, is it currently uncertain whether a suitable vehicular access can be provided to the site. • The nearest bus stop is approx. 350m from the site on Rattle Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. The site is located approximately 2.5km from the nearest train station in Polegate, which offers services to London, Brighton and Hastings. There is currently no formally made pedestrian footpaths to these forms of public transport. The planning application indicates that pedestrian footpaths will be provided on the A22 and that improvements to the public rights of way network. • The proposed development within the application has been designed to create a walkable neighbourhood, which prioritises pedestrian and cycle movements. • Eastbourne lies outside of the administrative boundaries for Wealden; however, it is a large sustainable settlement that provides a retail and employment function as well as providing key community services. The settlement provides very frequent public transport options, including access to London. The settlement also provides nursery, primary and secondary school provision. • Public right of way (Westham 21b) runs north to south through the central part 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. • Whilst the site is located adjacent sustainable public transport options and is located within the sustainable settlement of Eastbourne, the effect on SA Objective is currently considered uncertain at this stage given that is 'unknown' whether a suitable vehicular or pedestrian access can be provided to the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 109/1620 Name: Land to the east of Golden Jubilee Way, A22, Westham
		S	M	L	Overall	Commentary
SO14	HOUSING					• The proposed development of up to 250 (net) dwellings will significantly contribute to the Council's housing need. The submitted planning application demonstrates that affordable housing will be achieved on the site at a rate of 35%. • Therefore, major positive effects are expected on this SA Objective.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Stone Cross Surgery, approx. 400m to the north east of the site. This cannot currently be accessed by pedestrian footpaths; however, these can be provided as part of any development. • The High Weald Lewes Havens CCG has identified significant issues with GP surgery capacity within Westham Parish. Any development is likely to have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Westham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. The site is proposing to provide play space as part of the development. • Given the size of the proposed development, it is considered there would be minor positive effects on this SA Objective through contributions to health and wellbeing enhancements.
SO16	QUALITY OF LIFE & PLACE					• The ongoing planning application for the site has demonstrated that affordable housing will be brought forward on the site which will have a positive impact on the quality of life on any development. The applicant has also indicated that the scheme has been designed in accordance with the Wealden Design Guide. • The impact on this SA Objective is considered to be minor positive.

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SO17	SOCIAL DEPRIVATION					• The current proposals for the ongoing planning application are indicating that affordable housing will be provided on site 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. • Given that the proposals for the site indicate that affordable housing will be brought forward on site, the effect on this SA Objective is considered to be minor positive. This could only be enhanced by a greater number of affordable dwellings.
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 in close proximity to the services and facilities in Eastbourne and Stone Cross, together with public transport, so future residents would have good access to the town centre. • The development of this site would place future residents within close proximity of the sustainable settlements of Eastbourne and Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Eastbourne and Stone Cross will continue nonetheless.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest nursery and primary school is the Stone Cross School, approximately 350m to the north east of the site and can be accessed via pedestrian footpaths.

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						• Further primary, secondary and college provision is located within Eastbourne to the south of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is currently sufficient education provision within the parish. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated via discussions as part of the planning application process. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 109/1620	Name: Land to the east of Golden Jubilee Way, A22, Westham																		
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	There is a current ongoing outline planning application for the site under planning reference WD/2022/1927/MAO for up to 250 (net) dwellings. The site does not currently benefit from planning permission nor any application for development. The site lies adjacent the built up boundaries of both Eastbourne and Stone Cross. Stone Cross 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. Eastbourne is a large town, located outside the administrative boundaries of Wealden, but provides significant facilities and amenities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO8 Green & Blue Infrastructure and SO14 Housing** Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term major positive effects are expected as green and blue infrastructure becomes established. The proposed development of up to 250 (net) dwellings will significantly contribute to the Council's housing need. The submitted planning application demonstrates that affordable housing will be achieved on the site at a rate of 35%. **Minor positive effects: SO2 Climate Change Adaptation; SO3 Flood risk; SO9 Biodiversity; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term minor positive effects are expected as the measures to improve biodiversity become established. Given the size of the proposed development, it is considered there would be minor positive effects on this SA Objective through contributions to health and wellbeing enhancements. Given that the proposals for the site indicate that affordable housing will be brought forward on site, the effect on this SA Objective is considered to be minor positive. This could only be enhanced by a greater number of affordable dwellings. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO10 Landscape and Townscape**

	All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Whilst this site is seeking to reduce the impacts of development upon climate via the mitigations demonstrated within the ongoing planning application, a residual minor negative impact is likely to remain. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Whilst the applicant is seeking to reduce these impacts, a residual minor negative impact is likely to remain. Given the size of the site it is likely to result in a significant number of additional cars on the road. Therefore, minor negative effects are expected on this SA Objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant Local Plan policies. Given the above reasons, it is considered the effects on this SA Objective are minor negative as development of the quantum envisioned would have a significant impact upon the landscape and would be highly exposed within the landscape. This is lessened by the enclosure provided to the site by existing development, the railway line and the A22. **No significant effect: S04 Water Resource/Quality; SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO19 Town & Village Centre** Whilst a water course is located within the southern part of the site and development would potentially impact upon its quality, the developer has indicated that this will be mitigated as part of the development and therefore there is no significant effect on this SA Objective. The proposed development for the site has considered heritage assets within the design of the scheme and it is considered that there will be no significant effect on this SA Objective should this scheme come forward. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the quantum of development proposed for the site. The development of this site would place future residents within close proximity of the sustainable settlements of Eastbourne and Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Eastbourne and Stone Cross will continue, nonetheless. **Uncertain: SO5 Soil, Land & Minerals and SO12 Digital Infrastructure and SO 13 Travel & Accessibility and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not selected for allocation. The site is a substantial, relatively open, and exposed site on the fringes of Stone Cross which provides far reaching views to the South Downs National Park to the west. The site is also elevated above the adjacent

	busy A22 to the west. Development on this scale would have a significant impact upon the wider landscape. There are significant concerns in regard to the proposed vehicular access to the site and the impact of flood risk within the development, both of which are yet to be resolved as part of the current, ongoing, outline planning application for the site (WD/2022/1927/MAO). Given the above, the site is not selected for allocation.

SHELAA Ref: 221/3360 **SITE:** Fairfield Farm, Eastbourne Road, Westham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 221/3360 Name: Fairfield Farm, Eastbourne Road, Westham, BN24 5NG
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises a residential dwelling, caravan park, agricultural land and associated farm buildings located at the south western fringe of Westham. • The majority of the site is considered to be greenfield. However, the applicant has indicated that development will only be sought on in the north of the site (the existing caravan park), which is brownfield land consisting of a collection of industrial units. • The site is 11.34 ha in size and proposed for residential development by the applicant. The site had previously had a planning application for 142 (net) dwellings, although this application was withdrawn by the applicant (WD/2018/1426/MAO). • Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. • The nearest bus stops are located approx. 150metres to the northwest stop of the site within 3-minute walking distance, with services to Eastbourne and Hailsham. Westham Railway Station lies 650m to the north of the site. These forms of sustainable public transport can be accessed via existing pedestrian footpaths located on Rattle Road. • 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. • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Eastbourne), 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 221/3360 Name: Fairfield Farm, Eastbourne Road, Westham, BN24 5NG
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The vast majority of the site lies within Flood Zone 2 and 3a as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. The applicant has indicated that development will only be sought on in the north of the site (the existing caravan park) as this lies within Flood Zone. • There are parcels of surface water flood risk located sporadically throughout the site. • The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • The site is mostly greenfield, and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • 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					• A watercourse (Mountney Sewer) runs through the southern part of the site, separating the southernmost field from the rest of the site. • The majority of the site within Flood Zone 2 and 3a as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. The applicant has indicated that development will only be sought on in the north of the site (the existing caravan park) as this lies within Flood Zone. • There are parcels of surface water flood risk located sporadically throughout the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 221/3360 Name: Fairfield Farm, Eastbourne Road, Westham, BN24 5NG
		S	M	L	Overall	Commentary
						• The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • Mitigation measures will need to be provided in terms of managing surface water runoff. This could form part of the green infrastructure provision being proposed. • 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 that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present for this specific site.
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. • A watercourse (Mountney Sewer) runs through the southern part of the site, separating the southernmost field from the rest of the site and there is a pond in the north of the site, on the edge of the existing caravan park. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • 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 &					• The site is predominantly greenfield agricultural land but not classified within the Agricultural Land Classification system (ALC).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 221/3360 Name: Fairfield Farm, Eastbourne Road, Westham, BN24 5NG
		S	M	L	Overall	Commentary
	MINERALS					• The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • 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. • 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 proposed quantum of development is likely to introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • 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 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 221/3360 Name: Fairfield Farm, Eastbourne Road, Westham, BN24 5NG
		S	M	L	Overall	Commentary
						• Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. • The nearest bus stops are located adjacent the entrance to the site, and this provides bus stop services to Eastbourne and Hailsham. Westham Railway Station lies 650m to the north of the site. These forms of sustainable public transport can be accessed via existing pedestrian footpaths located on Rattle Road. • 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. • 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					• There are substantial mature trees and hedgerows along the boundaries of the site, although the fields themselves area open grassland. • There is an existing watercourse (Mountney Sewer) runs through the southern part of the site, separating the southernmost field from the rest of the site, which would require consideration. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green and blue infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • 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: 221/3360 Name: Fairfield Farm, Eastbourne Road, Westham, BN24 5NG
		S	M	L	Overall	Commentary
						• The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme that covers the whole site.
SO9	BIODIVERSITY					• The site is largely within the Pevensey Levels Biodiversity Opportunity Area. The northern frontage of the site, located within flood zone 1, lies outside of this BOA. • The majority of the site, excluding the north eastern corner is classified as coastal and floodplain grazing marsh priority habitat. • There are substantial mature trees and hedgerows along the boundaries of the site. • There is an existing watercourse (Mountney Sewer) runs through the southern part of the site, separating the southernmost field from the rest of the site, which supports the biodiversity of the Pevensey Levels. • 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. • 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 as much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site landscape is of moderately sensitive to residential development. The intact historic field patterns and long views to the South Downs National Park increase sensitivity. However, frontage development on the caravan park and industrial units within the northern part of the site will resemble the development pattern of the area and will be far less harmful. • Whilst the southern parts of the site are more sensitive to development, given that development will only be brought forward within the northern part of the site due to flood risk and this area is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site does not lie in close proximity to a conservation area or a listed building.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 221/3360 Name: Fairfield Farm, Eastbourne Road, Westham, BN24 5NG
		S	M	L	Overall	Commentary
						• The site is partially covered by an Archaeological Notification Area (Renching). This would require further investigation, however, the impacts of this can be mitigated. • Given the lack of historic or cultural features in this location, no significant effect is expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • 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 vehicular access to the site from Eastbourne Road, which could be upgraded to provide a suitable vehicular access to the site. • Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. • The nearest bus stops are located 150m north of the entrance to the site and this provides bus stop services to Eastbourne and Hailsham. Westham Railway Station lies 650m to the north of the site. These forms of sustainable public transport can be accessed via existing pedestrian footpaths located on Eastbourne Road. • 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 proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street and Eastbourne Town Centre.
SO14	HOUSING					• The site is proposing residential development which has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (West

SUSTAINABILITY OBJECTIVE		Effects				Site No: 221/3360 Name: Fairfield Farm, Eastbourne Road, Westham, BN24 5NG
		S	M	L	Overall	Commentary
						Ham). Although, the quantum of proposed dwellings has not been provided by the applicant. • The site had previously had a planning application for 142 (net) dwellings, although this application was withdrawn by the applicant (WD/2018/1426/MAO). • 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 and gypsy and traveller sites if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Stone Cross Surgery, approx. 1.7 miles to the northwest of the site. • The High Weald Lewes Havens CCG has identified significant issues with GP surgery capacity within Westham Parish. Any development is likely to have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Westham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 221/3360 Name: Fairfield Farm, Eastbourne Road, Westham, BN24 5NG
		S	M	L	Overall	Commentary
						• 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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be 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, development of the site could result in the loss of the existing employment provision on the site, it is considered that the site would have minor negative 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 development of this site would place future residents within close proximity of the sustainable settlement of Westham and its associated services and amenities, albeit with no pedestrian access to these services and amenities. Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Westham will continue nonetheless.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Pevensey & Westham School, approximately 550m to the north of the site and this can be accessed via pedestrian footpaths on Eastbourne Road.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 221/3360 Name: Fairfield Farm, Eastbourne Road, Westham, BN24 5NG
		S	M	L	Overall	Commentary
						• Further primary, secondary and college provision is located within Eastbourne, approximately 1.2km to the southwest of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Westham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • 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 as education capacity is adequate to meet the development needs of this area.

SUMMARY OF RESULTS:	Site No: 221/3360 Name: Fairfield Farm, Eastbourne Road, Westham, BN24 5NG																		
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	The site does not currently benefit from planning permission nor any ongoing application for development. Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO13 Travel & Accessibility and SO14 Housing** The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street and Eastbourne Town Centre. 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 and gypsy and traveller sites if they are to come forward. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO18 Economy & Employment** 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. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Development of the site could result in the loss of the existing employment provision with the demolition of the industrial units on the site.

	No significant effect: SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; S19 Town & Village Centres and SO20 Education & Skills 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, albeit pedestrian access must be created. Given the lack of historic or cultural features in this location, no significant effect is expected on this SA Objective. 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 The development of this site would place future residents within close proximity of the sustainable settlement of Westham and its associated services and amenities, albeit with no pedestrian access to these services and amenities. Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Westham will continue, nonetheless. 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 as education capacity is adequate to meet the development needs of this area. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO4 Water Resources & Quality; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects**.**
	The site has been rejected for allocation as the site has been put forward for housing, which would result as a loss of employment floorspace, which is contrary to the Economy & Employment Sustainability Objective. Furthermore, it is uncertain at this time how the flood risk present on the majority of the site would be mitigated within the development scheme, despite the applicant indicating that development would focus on the Flood Zone 1 land to the north of the site. Additionally, it is unknown how the effects on the Green & Blue Infrastructure and Biodiversity that developing this site would be mitigated, given the site proximity to the Pevensey Levels, which the watercourses on the site feed into.

SHELAA Ref: 242/3360 **SITE:** Land Adjacent to Peelings Lane, Westham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 242/3360 Name: Land adjacent to Peelings Lane, Westham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is 1.48ha in size and comprises a residential dwelling, a farm building and agricultural land. • The site forms part of a significantly larger submission (1099/3360). However, the information submitted for this site singularly indicates that this site has been put forward for 44 (net) dwellings. • Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. • The nearest bus stop is approx. 300m from the site on Westham High Street and provides a frequent and regular bus service to the larger Eastbourne. • The site is located approximately 350m from the nearest train station in Westham, which offers services to London, Brighton and Hastings. There are currently no footpaths located on Peelings Lane in this location. There are footpaths located to the south east, however, these cannot be extended to the site due to the narrow form of Peelings Lane and its steep embankments. • 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. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and within close proximity to sustainable transport, however, no suitable pedestrian access can be provided to 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 242/3360 Name: Land adjacent to Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is mostly greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Whilst the promoter has indicated via the submission for 1099/3360 that climate change adaptions such as providing opportunities for growing food via allotments will be brought forward as part of the larger site, this is unlikely to be achievable for this smaller part of the site if it came forward in isolation. • 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					• A watercourse (Martins Ditch and Gut) lies a short distance to the north of the site. The eastern part of the site is located within flood zone 2 and 3a as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. western part of the site is located within Flood Zone 1. • There is a risk of surface water flooding along the eastern boundary of the site. • The site is not at risk of groundwater flooding. • The promoter has indicated as part of the larger submission (1099/3360) that SuDS will be implemented on the site. However, it is unknown whether this could still be brought forward within this smaller site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 242/3360 Name: Land adjacent to Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• Residential development would be precluded from those areas of the site within Flood Zones 2 and 3a and 3b. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • 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 that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment. • A watercourse (Martins Ditch and Gut) forms the northern boundary of the site and leads directly into the Pevensey levels to the east of the site. • Development of the site could lead to potential pollution of the watercourse, directly and indirectly through surface runoff and discharge. • The promoter has indicated that a three stage system to ensure there are no adverse impacts to the local water system and Pevensey Levels and aim for betterment. However, it is unknown whether this could still be brought forward within this smaller site. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • It is considered there would be minor negative effects on this SA Objective, predominantly due to the potential of the site to impact a watercourse which leads into the Pevensey Levels.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 242/3360 Name: Land adjacent to Peelings Lane, Westham
		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 mostly greenfield. • There are no known issues with contamination of land. • 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. • 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 is to the north of the existing built form of Westham. The site is classified as being 'brighter' in CPREs light pollution mapping. Additional light would be introduced as part of development and any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. • The nearest bus stop is approx. 300m from the site on Westham High Street and provides a frequent and regular bus service to the larger Eastbourne.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 242/3360 Name: Land adjacent to Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• The site is located approximately 350m from the nearest train station in Westham, which offers services to London, Brighton and Hastings. There are currently no footpaths located on Peelings Lane in this location. There are footpaths located to the south east, however, these cannot be extended to the site due to the narrow form of Peelings Lane and its steep embankments. • 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. • Contamination may be present within the site in association with the existing farm building on site. • 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. Given the site is unlikely to achieve pedestrian access and will result in a reliance on the private motor vehicle to access services and facilities it is considered there will be minor negative effect on this SA Objective.
SO8	GREEN & BLUE INFRASTRUCTURE					• The mature hedgerows and trees along the eastern, northern and southern boundaries of the site, which provide wildlife corridors and stepping stones to the wider countryside and enclose the site from the wider area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 242/3360 Name: Land adjacent to Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • The promoter for the larger site indicated that development would seek to enhance green infrastructure. However, it is unknown whether the applicant for this site would seek to provide enhancements for the development of this specific 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 is considered to be uncertain at this time as much will depend on the implementation of any development but there is the potential for both negative and positive effects.
SO9	BIODIVERSITY					• The mature hedgerows and trees on the boundaries of the site provide wildlife corridors and stepping stones to the wider countryside. • An area of coastal and floodplain grazing marsh priority habitat is located adjacent the sites eastern boundary. • The Pevensey Levels SSSI, SAC and Ramsar site lies a short distance to the north of the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • The Pevensey Levels Biodiversity Opportunity Area is located to the north of the site. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 242/3360 Name: Land adjacent to Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• The promoter for the larger site indicated that development would seek to enhance biodiversity. However, it is unknown whether the applicant for this site would seek to provide enhancements for the development of this specific site. • The impact is considered to be uncertain at this time as much will depend on the implementation of any development but there is the potential for both negative and positive effects.
SO10	LANDSCAPE & TOWNSCAPE					• The site was not individually assessed within the 2023 Landscape Sensitivity Assessment; however, it forms the south eastern part of 1099/3360, which was assessed as being moderately to highly sensitive to residential development. This is because of its prominent location and topography, the site provides far reaching views northwards towards the Pevensey Levels SSSI, SAC and Ramsar site and other rural locations north of the site. It is considered that landscape impacts in the central and eastern portions of the site are substantial and that it would not be appropriate to deliver housing in this part of the site. • Given the above reasons, it is considered the effects on this SA Objective are minor negative as development of the quantum envisioned on this site would be out of keeping with the general character and appearance of the countryside to the Westham due to its significant position within the landscape.
SO11	HISTORIC & CULTURAL HERITAGE					• The Pevensey and Westham Conservation lies to the south east of the site. This contains a number of Listed Buildings and also Pevensey Castle, which could have their historic setting detrimentally impacted by development. • The Pevensey & Westham Archaeological Notification Area covers the whole site. • Any development would need to respect this historic setting and consider what mitigations would be required to lessen the impact of development. • Given the large number of heritage assets in close proximity to the site, including Pevensey Castle, the effect is expected to be minor negative, but this could be reduced through suitable mitigation measures.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 242/3360 Name: Land adjacent to Peelings Lane, Westham
		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 a vehicular access at the south boundary of the site onto Peelings Lane. It is considered that this cannot be suitably upgraded to serve development given the steep lined banks of Peelings Lane and its narrow nature at this section of the site. • There are currently no footpaths located on Peelings Lane in this location. There are footpaths located on Peelings Lane to the south east. Due to the narrow form of Peelings Lane and its steep embankments, pedestrian connectivity cannot be provided to the site. • Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. • The nearest bus stop is approx. 300m from the site on Westham High Street and provides a frequent and regular bus service to the larger Eastbourne. • The site is located approximately 350m from the nearest train station in Westham, which offers services to London, Brighton and Hastings. • Public right of way (Westham 5b and 5d) runs along the western and northern boundaries 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. • Whilst the site is located adjacent sustainable public transport options and is located adjacent the sustainable settlement of Westham, the site cannot achieve a suitable vehicular or pedestrian access and the effect on SA Objective is currently major negative.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 242/3360 Name: Land adjacent to Peelings Lane, Westham
		S	M	L	Overall	Commentary
SO14	HOUSING					• The site is proposed for 44 (net) dwellings. The promoter has indicated that market and affordable housing could be provided on site. • 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 and gypsy and traveller sites if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Westham Surgery, approx. 350m to the south east of the site. This cannot currently be accessed by pedestrian footpaths; however, it is likely that these can be provided as part of any development. • The High Weald Lewes Havens CCG has identified significant issues with GP surgery capacity within Westham Parish. Any development is likely to have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Westham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this is uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The promoter for the larger site indicated that development would seek to provide allotments on site. Furthermore, there will be significant open space provision and the implementation of walkable and cyclable neighbourhoods. It is uncertain whether this could still be achieved.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 242/3360 Name: Land adjacent to Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• However, it is unknown whether the applicant for this site would seek to provide enhancements for the development of this specific site. • The impact is considered to be uncertain at this time as much will depend on the implementation of any development but there is the potential for both negative and positive effects.
SO17	SOCIAL DEPRIVATION					• 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 housing types, facilities and development design, 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 development of this site would place future residents within close proximity of the sustainable settlement of Westham and its associated services and amenities, albeit with no pedestrian access to these services and amenities. Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Westham will continue nonetheless.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest nursery and primary school is the Pevensey and Westham Church of England School, approximately 350m to the south east of the site and can be accessed via pedestrian footpaths.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 242/3360 Name: Land adjacent to Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• Further primary, secondary and college provision is located within Eastbourne approximately 2km to the south west. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is currently a surplus of education provision within the parish. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated via discussions as part of the planning application process. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 242/3360	Name: Land adjacent to Peelings Lane, Westham																		
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	The site does not currently benefit from planning permission nor any application for development. Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO14 Housing** 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 and gypsy and traveller sites if they are to come forward. **Major negative effects: SO13 Travel & Accessibility** Whilst the site is located adjacent sustainable public transport options and is located adjacent the sustainable settlement of Westham, the site cannot achieve a suitable vehicular or pedestrian access and the effect on SA Objective is currently major negative. **Minor negative effects: SO1 Climate Change Mitigation; SO4 Water Resources & Quality; SO6 Waste; SO7 Pollution; SO9 Landscape & Townscape and SO11 Historic & Cultural Heritage** 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. It is considered there would be minor negative effects on this SA Objective, predominantly due to the potential of the site to impact a watercourse which leads into the Pevensey Levels. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.

	Given the site is unlikely to achieve pedestrian access and will result in a reliance on the private motor vehicle to access services and facilities it is considered there will be minor negative effect on this SA Objective. Given the above reasons, it is considered the effects on this SA Objective are minor negative as development of the quantum envisioned on this site would be out of keeping with the general character and appearance of the countryside to the Westham due to its significant position within the landscape. Given the large number of heritage assets in close proximity to the site, including Pevensey Castle, the effect is expected to be minor negative, but this could be reduced through suitable mitigation measures. **No significant effect: SO18 Economy & Employment and S19 Town & Village Centres** 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 The development of this site would place future residents within close proximity of the sustainable settlement of Westham and its associated services and amenities, albeit with no pedestrian access to these services and amenities. Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Westham will continue, nonetheless. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation; SO20 and Education & Skills** For the remaining objectives, more information is required to determine the effects**.**
Selected / Rejected for allocation	The site has been rejected for allocation on its owndue to development not being able to provide a suitable vehicular or pedestrian access. This is because the existing access via the Castle Farmyard would not be suitable as it would continue to be used for the farm uses and Peelings Lane is narrow, allowing for only one lane of traffic, with thick vegetation on the verges which could not be removed without causing detrimental damage to the landscape along the lane.

SHELAA Ref: 473/3360 **SITE:** Land Adjacent to 125 Rattle Road, Westham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 473/3360 Name: Land adjacent to 125 Rattle Road, Westham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed of agricultural fields and two residential dwellings located at the western edge of Stone Cross. • The site has been put forward for residential development of 16 (net) dwellings. • Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. • The nearest bus stops are located adjacent the entrance to the site, and this provides bus stop services to Eastbourne and Hailsham. Westham Railway Station lies 850m to the east of the site. These forms of sustainable public transport can be accessed via existing pedestrian footpaths located on Rattle Road. • 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. • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Eastbourne), 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

SUSTAINABILITY OBJECTIVE		Effects				Site No: 473/3360 Name: Land adjacent to 125 Rattle Road, Westham
		S	M	L	Overall	Commentary
						to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The vast majority of the site lies within Flood Zone 2 and 3a as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. The applicant has indicated that development will only be sought on the frontage of the site (adjacent Rattle Road) as this lies within Flood Zone. • There are parcels of surface water flood risk located sporadically throughout the site. • The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • The site is mostly greenfield, and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • 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					• A watercourse (Rattle Stream) lies adjacent the sites northeastern boundary. • The majority of the site lies within Flood Zone 2 and 3a as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. The applicant has indicated that development will only be sought on the frontage of the site (adjacent Rattle Road) as this lies within Flood Zone. • There are parcels of surface water flood risk located sporadically throughout the site. • The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • Mitigation measures will need to be provided in terms of managing surface water runoff. This could form part of the green infrastructure provision being proposed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 473/3360 Name: Land adjacent to 125 Rattle Road, Westham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present for this specific site.
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. • A watercourse (Martins Ditch and Gut) forms the western and southern boundaries of the site and leads directly into the Pevensey levels to the north east of the site. • Development of the site could lead to potential pollution of the watercourse, directly and indirectly through surface runoff and discharge. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • It is considered there would be minor negative effects on this SA Objective, predominantly due to the potential of the site to impact a watercourse which leads into the Pevensey Levels.
SO5	SOIL, LAND & MINERALS					• The site is predominantly greenfield agricultural land but not classified within the Agricultural Land Classification system (ALC). • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • 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: 473/3360 Name: Land adjacent to 125 Rattle Road, Westham
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The proposed quantum of development is likely to introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • 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. • Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 473/3360 Name: Land adjacent to 125 Rattle Road, Westham
		S	M	L	Overall	Commentary
						• The nearest bus stops are located adjacent the entrance to the site and this provides bus stop services to Eastbourne and Hailsham. Westham Railway Station lies 850m to the east of the site. These forms of sustainable public transport can be accessed via existing pedestrian footpaths located on Rattle Road. • 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. • 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, albeit pedestrian access must be created.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are substantial mature trees and hedgerows along the boundaries of the site. The south western field is also formed of an orchard. • There is an existing watercourse (Rattle Stream) located adjacent the sites western and southern boundary, which would require consideration. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green and blue infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • 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 is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme that covers the whole site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 473/3360 Name: Land adjacent to 125 Rattle Road, Westham
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The site is largely within the Pevensey Levels Biodiversity Opportunity Area. The frontage of the site, located within flood zone 1, lies outside of this BOA. • The south western field is formed of a priority habitat orchard. The majority of the site, excluding the north eastern corner is classified as coastal and floodplain grazing marsh priority habitat. • There are substantial mature trees and hedgerows along the boundaries of the site. The south western field is also formed of an orchard. • There is an existing watercourse (Rattle Stream) located adjacent the sites western and southern boundary, which supports the biodiversity of the Pevensey Levels. • 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. • 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 as much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site landscape is of moderately sensitive to residential development. The intact historic field patterns and long views to the South Downs National Park increase sensitivity. However, frontage development within the northern part of the site will resemble the development pattern of the area and will be far less harmful. • Whilst the southern parts of the site are more sensitive to development, given that development will only be brought forward within the frontage of the site due to flood risk and this area is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site does not lie in close proximity to a conservation area or a listed building. • The site is partially covered by an Archaeological Notification Area (Stone Cross). This would require further investigation, however, the impacts of this can be mitigated.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 473/3360 Name: Land adjacent to 125 Rattle Road, Westham
		S	M	L	Overall	Commentary
						• Given the lack of historic or cultural features in this location, no significant effect is expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • 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 vehicular access to the site from Rattle Road, which could be upgraded to provide a suitable vehicular access to the site. • Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. • The nearest bus stops are located adjacent the entrance to the site and this provides bus stop services to Eastbourne and Hailsham. Westham Railway Station lies 850m to the east of the site. These forms of sustainable public transport can be accessed via existing pedestrian footpaths located on Rattle Road. • 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 proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street and Eastbourne Town Centre.
SO14	HOUSING					• The site is proposing 16 (net) dwellings which has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (Stone Cross). • There are no details as to the type and tenure mix of housing though.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 473/3360 Name: Land adjacent to 125 Rattle Road, Westham
		S	M	L	Overall	Commentary
						• 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 and gypsy and traveller sites if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Westham Surgery, approx. 800m to the east of the site and this can be accessed via pedestrian footpaths on Rattle Road. • The High Weald Lewes Havens CCG has identified significant issues with GP surgery capacity within Westham Parish. Any development is likely to have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Westham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • 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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be uncertain at this time.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 473/3360 Name: Land adjacent to 125 Rattle Road, Westham
		S	M	L	Overall	Commentary
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 development of this site would place future residents within close proximity of the sustainable settlement of Westham and its associated services and amenities, albeit with no pedestrian access to these services and amenities. Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Westham will continue nonetheless.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Stone Cross School, approximately 300m to the south of the site and this can be accessed via pedestrian footpaths on Hailsham Road. • Further primary, secondary and college provision is located within Eastbourne, approximately 1.2km to the south of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 473/3360 Name: Land adjacent to 125 Rattle Road, Westham
		S	M	L	Overall	Commentary
						• The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective as education capacity is adequate to meet the development needs of this area.

SUMMARY OF RESULTS:	Site No: 473/3360 Name: Land adjacent to 125 Rattle Road, Westham																		
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	The site does not currently benefit from planning permission nor any application for development. Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor Positive effects: SO13 Travel & Accessibility and SO14 Housing** The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street and Eastbourne Town Centre. 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 and gypsy and traveller sites if they are to come forward. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO4 Water Resources & Quality and SO6 Waste** 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. It is considered there would be minor negative effects on this SA Objective, predominantly due to the potential of the site to impact a watercourse which leads into the Pevensey Levels. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; S19 Town & Village Centres and SO20 Education & Skills** 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, albeit pedestrian access must be created. Given the lack of historic or cultural features in this location, no significant effect is expected on this SA Objective.

	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 The development of this site would place future residents within close proximity of the sustainable settlement of Westham and its associated services and amenities, albeit with no pedestrian access to these services and amenities. Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Westham will continue, nonetheless. 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 as education capacity is adequate to meet the development needs of this area. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects**.**
Selected/Rejected for allocation	The proposal for the site is for 16 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 7 (net) dwellings and has been proposed for allocation on this basis. The site is almost wholly within Flood Risk Zones 2 and 3, which would preclude residential development in this location, with the exception of the northeast corner along Rattle Road. Development of this scale would continue the existing linear housing along the south of Rattle Road, without having a significant impact upon the biodiversity and landscape on the north side of Rattle Stream and would avoid the flood risk areas of the site.

SHELAA Ref: 529/3280 **SITE:** Dittons Nursery, Dittons Road, Stone Cross

SUSTAINABILITY OBJECTIVE		Effects				Site No: 529-3280 Name: Dittons Nursery, Dittons Road, Stone Cross
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed of vacant shrubland that is now significantly overgrown and a garden centre at the northeast periphery of Stone Cross. • The site is 5.94 in size and is proposed for residential development of 72 (net) dwellings by the applicant. The site had a planning application refused for 30 (net) dwellings (WD/2022/3369/MAJ), due to the proposed density of development and the impact on the priority habitat and ancient woodland in the eastern parts of the site. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 10-minute walk from these amenities and facilities, which can be accessed via pedestrian footpaths Dittons Road. • The nearest bus stop is adjacent to the junction on Dittons Road to the south of the site and this provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 1.3km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths and would rely on the private motor vehicle. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • 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. • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 529-3280 Name: Dittons Nursery, Dittons Road, Stone Cross
		S	M	L	Overall	Commentary
						• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • The site is greenfield and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • 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 within the site. • The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • The proposed development for the site is appropriate for the flood zone identified.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 529-3280 Name: Dittons Nursery, Dittons Road, Stone Cross
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be provided in terms of managing surface water runoff. This could form part of the green infrastructure provision being proposed. • 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 water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the proposed quantum of development, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.
SO5	SOIL, LAND & MINERALS					• The site is predominantly greenfield agricultural land but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • 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: 529-3280 Name: Dittons Nursery, Dittons Road, Stone Cross
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development
SO7	POLLUTION					• The proposed quantum of development is likely to introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • 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. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 5-minute walk from these

SUSTAINABILITY OBJECTIVE		Effects				Site No: 529-3280 Name: Dittons Nursery, Dittons Road, Stone Cross
		S	M	L	Overall	Commentary
						amenities and facilities, which can be accessed via pedestrian footpaths on Dittons Road. • The nearest bus stop is adjacent to the junction on Dittons Road to the south of the site and this provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 1.3 km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths and would rely on the private motor vehicle. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • The A27 forms the northern boundary of the site, and this is likely to generate significant noise that would be required to be mitigated as part of any schemes design. • 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. • 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. • Whilst the site is within close proximity to public transport options and a sustainable settlement, the impact on this SA Objective remains uncertain as much will depend on the implementation of a suitable scheme design that appropriately mitigates the impact of noise from the A27 to the north.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is significantly overgrown and contains a significant number of trees and hedgerows located within the site and along its boundaries. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • 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 is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme that covers the whole site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 529-3280 Name: Dittons Nursery, Dittons Road, Stone Cross
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The site is not within or in close proximity to a Biodiversity Opportunity Area (BOA), • There are substantial mature trees and hedgerows along the boundaries of the site, particularly to the north lining the A27 corridor. These provide wildlife corridors to the west of the site. • There is priority habitat deciduous ancient woodland around the pond on the southern boundary of the site and also in the eastern part of the site. Therefore, development would require the removal of this, which would have an impact upon the biodiversity of the site. Although development of the northwest corner of the site would be possible with suitable buffer. • 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. • 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.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site landscape is l moderately sensitive. This is because the site is well enclosed within the landscape and is heavily screened by existing vegetation, although there is priority habitat deciduous ancient woodland on the site. • Given the fact there are no details as to the design and layout of proposed development but given the size of the site it would be possible to mitigate impacts upon the priority habitat on the site dependent upon the design of the development scheme proposed, uncertain effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings on the site or within close proximity to the site. • There is an Archaeological Notification Area (ANA), which is the Pevensey and Cuckmere Romadn Road that runs along the southern part of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 529-3280 Name: Dittons Nursery, Dittons Road, Stone Cross
		S	M	L	Overall	Commentary
						• Uncertain effects are expected on this SA Objective, as it would depend on the design of the development scheme.
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 planning permission that was granted for the site demonstrated that a suitable vehicular access could be achieved for the site from Hailsham Road to the east. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 5-minute walk from these amenities and facilities. • The nearest bus stop is adjacent to the junction on Dittons Road to the south of the site and this provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 1.3km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths and would rely on the private motor vehicle. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • There is a PRoW footpath No.16e runs north/south through 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 529-3280 Name: Dittons Nursery, Dittons Road, Stone Cross
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is considered to be minor positive given the proximity of the site to Stone Cross, as well as bus stops which provide short journey times to Hailsham High Street and Eastbourne Town Centre.
SO14	HOUSING					• The site proposed for residential development of 9 (net) dwellings, which has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (Stone Cross). • 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 and gypsy and traveller sites if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Stone Cross Surgery, approx. 700m to the east of the site. This can be reached via pedestrian footpaths on Dittons Road. • The High Weald Lewes Havens CCG has identified significant issues with GP surgery capacity within Westham Parish. Any development is likely to have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Westham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to have no significant at this time.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 529-3280 Name: Dittons Nursery, Dittons Road, Stone Cross
		S	M	L	Overall	Commentary
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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be 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 include the Dittons Nursery, it is considered that the site would have uncertain effect in the medium to longer term on this SA Objective, due to the potential for loss of employment floorspace if this is demolished as part of the proposed development scheme on the site.
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 Stone Cross and has access to a frequent bus service with short journey times to Eastbourne and Hailsham. • It is considered there would be minor positive effect on this SA Objective Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Stone Cross, this will help support the vitality and viability of the services within Stone Cross.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 529-3280 Name: Dittons Nursery, Dittons Road, Stone Cross
		S	M	L	Overall	Commentary
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Stone Cross School, approximately 800m to the east of the site and this can be accessed via pedestrian footpaths on Dittons Road. • Further primary, secondary and college provision is located within Eastbourne, approximately 1.2km to the south of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is currently a surplus of education provision within the parish. • 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 due to the small scale of proposed development.

SUMMARY OF RESULTS:	Site No: 529/3280	Name: Dittons Nursery, Dittons Road, Stone Cross																		
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	The site does not currently benefit from planning permission nor any ongoing application for development. Stone Cross is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Stone Cross lies in very close proximity to Eastbourne. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk** Given the site is not at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes. **Minor positive effects: SO13 Travel and Accessibility; SO14 Housing and SO19 Town & Village Centres** The impact on this SA Objective is considered to be minor positive given the proximity of the site to Stone Cross, as well as bus stops which provide short journey times to Hailsham High Street and Eastbourne Town Centre. 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 and gypsy and traveller sites if they are to come forward. Given that future residents of the site would be in close proximity to the services and facilities in Stone Cross, this will help support the vitality and viability of the services within Stone Cross. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** 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. The impact on the waste SA Objective is likely to be minor negative in both construction and operation of any development.

	No significant effect: SO15 Health & Wellbeing and SO20 Education & Skills Given the proposed quantum of development on site, it is considered there will be no effect on SA Objectives 4, 15 and 19. Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective. 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 **Uncertain: SO2 Climate Change Adaption; SO4 Water Resource & Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation and SO18 Economy & Employment** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 72 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 20 (net) dwellings in the north west part of the site (on the west side of the PRoW) and has been proposed for allocation on this basis. The PRoW provides a suitable buffer to the protected habitat features that can be found in the east of the site. The remainder of the site contains priority habitat and ancient woodland in the east and southeast, restricting development potential, and development here would also result in the loss of employment floorspace (the garden centre), which would be contrary to the Economy and Employment Sustainability Objectives. It is not considered that the land to the east of the garden centre is suitable for significant residential development due to the constraints on site.

SHELAA Ref: 575/3280 **SITE:** Land at Hazelbank Road, Rattle Road, Hailsham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 575/3280 Name: Land at Hazelbank, Rattle Road, Hailsham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed of a residential dwelling and amenity land within the built settlement of Stone Cross. • The site is 0.61ha in size and is proposed for residential development of up to 16 (net) dwellings. The site was recently refused planning permission for 12 (net) dwellings under planning reference WD/2021/0102/MAJ due to the site being unable to achieve a suitable vehicular access for that quantum of development given the restricted visibility splays provided onto Rattle Road, which bends at this location. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 10-minute walk from these amenities and facilities. • The nearest bus stop is approx. 150m from the site on Rattle Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 1.4km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport can be accessed via pedestrian footpaths. • 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. • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Eastbourne), 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 575/3280 Name: Land at Hazelbank, Rattle Road, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 and is not at risk of surface water flooding as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • The site is mostly greenfield, and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • 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 within the site. • The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. This could form part of the green infrastructure provision being proposed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 575/3280 Name: Land at Hazelbank, Rattle Road, Hailsham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • 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 predominantly greenfield agricultural land but not classified within the Agricultural Land Classification system (ALC). • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • 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: 575/3280 Name: Land at Hazelbank, Rattle Road, Hailsham
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The site is within the existing built form of Stone Cross and within an area classified as being 'very bright' in CPREs light pollution mapping. Therefore, it is unlikely there will be any impacts from light pollution. However, any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • 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 site may potentially contain asbestos within the ground according to comments made in respect of the application on site (WD/2021/0102/MAJ). This would require further investigation and potential remediation. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 575/3280 Name: Land at Hazelbank, Rattle Road, Hailsham
		S	M	L	Overall	Commentary
						• Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 10-minute walk from these amenities and facilities. • The nearest bus stop is approx. 150m from the site on Rattle Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 1.4km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport can be accessed via pedestrian footpaths. • 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. • 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 that that there may be contamination present on site that may require remediation, the impact upon this SA Objective is currently uncertain.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are a number of mature trees and hedgerows located along boundaries of the site, however as the site is within the built up area, there is no connection to the wider green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which could contribute to the green and blue infrastructure network and make a positive contribution to nature recovery. • 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 location of the site within the existing built up area of Stone Cross and the lack of green and blue infrastructure within the site, it is considered there would be no significant effects on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 575/3280 Name: Land at Hazelbank, Rattle Road, Hailsham
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site will not impact on any of them. • The site is not within a Biodiversity Opportunity Area (BOA). • 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 mature trees on the boundaries of the site make a small contribution to the site's biodiversity. • Given the location of the site within the existing built up area of Stone Cross and the likely lack of biodiversity on site, it is considered there would be no significant effects on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• This site was not individually assessed within the 2023 Landscape Sensitivity Assessment as it lies within the built form of Stone Cross. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • The site is not affected by an Archaeological Notification Area (ANA). • No significant effects are expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 575/3280 Name: Land at Hazelbank, Rattle Road, Hailsham
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing vehicular access to the site from Rattle Road, however, given the restricted visibility splays provided onto Rattle Road, which bends at this location, further investigation is required to demonstrate that this is suitable. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 10-minute walk from these amenities and facilities. • The nearest bus stop is approx. 150m from the site on Rattle Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 1.4km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport can be accessed via pedestrian footpaths. • 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. • Whilst the site is within a sustainable settlement and benefits from close proximity to public transport options, further evidence is required to demonstrate whether the site can achieve a suitable vehicular access and the effect on SA Objective is considered to be uncertain
SO14	HOUSING					• The site is proposing up to 16 (net) dwellings which has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (Stone Cross). • 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 and gypsy and traveller sites if they are to come forward

SUSTAINABILITY OBJECTIVE		Effects				Site No: 575/3280 Name: Land at Hazelbank, Rattle Road, Hailsham
		S	M	L	Overall	Commentary
SO15	HEALTH & WELLBEING					• The nearest health services are at the Stone Cross Surgery, approx. 1km to the west of the site. This can be reached via pedestrian footpaths on Hailsham Road. • The High Weald Lewes Havens CCG has identified significant issues with GP surgery capacity within Westham Parish. Any development is likely to have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Westham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • 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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 575/3280 Name: Land at Hazelbank, Rattle Road, Hailsham
		S	M	L	Overall	Commentary
						• 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 Stone Cross and has access to a frequent bus service with short journey times to Eastbourne and Hailsham. • The development of this site would place future residents within close proximity of the sustainable settlement of Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Stone Cross will continue nonetheless.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Stone Cross School, approximately 1km to the west of the site and this can be accessed via pedestrian footpaths on Rattle Road. • Further primary, secondary and college provision is located within Eastbourne, approximately 1.2km to the south of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure

SUSTAINABILITY OBJECTIVE		Effects				Site No: 575/3280 Name: Land at Hazelbank, Rattle Road, Hailsham
		S	M	L	Overall	Commentary
						on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 575/3280	Name: Land at Hazelbank, Rattle Road, Hailsham																		
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	The site does not currently benefit from planning permission nor any application for development. Stone Cross is a settlement that benefits from significant services, amenities, public transport options and employment opportunities. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk** Given the site is not at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes. **Minor positive effects: SO14 Housing** 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 and gypsy and traveller sites if they are to come forward **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** 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. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO19 Town & Village Centre** Given the lack of green and blue infrastructure and the likely lack of biodiversity, there is no significant effect on SA Objectives SO8 and 9.

	Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. The development of the site would not impact upon any heritage or cultural assets; therefore, no significant effects are expected on this SA Objective. 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 The development of this site would place future residents within close proximity of the sustainable settlement of Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Stone Cross will continue nonetheless. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO13 Travel and Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 12 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 8 (net) dwellings has been proposed for allocation on this basis. The site conforms with the overall spatial strategy for Wealden, due to its location within a sustainable settlement and proximity to public transport. Additionally, the site is well enclosed within the existing development in this location and contributes towards the district's housing need, although at a scale that would have no significant effect on the existing services and infrastructure in Stone Cross. There is poor visibility onto Rattle Road from the site due to the restricted visibility splays and this makes the provision of a suitable vehicular access for a higher quantum of development difficult. Furthermore, the potential access for the site is located directly opposite an existing access to a significant housing development located to the south of Rattle Road and it si considered that due to its close proximity and the lack of stagger distance between the two accesses, hazards would be introduced by the additional slowing, stopping and turning in this location. It is not considered that the site will be able to achieve a suitable vehicular access to the site via the existing development to the north. In addition, the development of this site for 12 homes would result in a development that would relate poorly to the existing form of surrounding development and would result in a cramped form of development. However, it is considered that a reduced housing scheme, as proposed for allocation, will resolve those character issues and reduce the impact on highway safety in this location..

SHELAA Ref: 675/3360

SITE: Land at Peelings and Saxon Nurseries, Hankham Road, Hankham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 675/3360	Name: Land at Peelings and Saxon Nurseries, Hankham Road, Hankham, BN24 5AP
		S	M	L	Overall	Commentary	
SO1	CLIMATE CHANGE MITIGATION					• The site is 8.34ha and is formed of agricultural land and a mix of B2, B8, D2 industrial units and nurseries to the southwest of Hankham. • The site has been put forward for residential development of 22 (net) dwellings and village hall/recreation space. • Hankham is classed as a residential settlement with a very limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to the south of the site, with Eastbourne a bit further beyond. • The nearest bus stop is approx. 500m from the site on Hailsham and provides a frequent and regular bus service to the larger Eastbourne. However, the pedestrian connectivity is only partial as there is only narrow footpath on one site of Hankam Road and Hailsham Road. • The site is located approximately 1.3miles from the nearest train station in Westham, which offers services to London, Brighton and Hastings. There are currently no footpaths connecting the site to Westham and it would not be viable for pedestrian footpaths to be extended this far to provide access to the site. • 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. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and within close proximity to sustainable transport, however, no suitable pedestrian access can be provided to 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 675/3360 Name: Land at Peelings and Saxon Nurseries, Hankham Road, Hankham, BN24 5AP
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is partly greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • 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. • The site is not within an area of groundwater concern. • There are parcels of surface water flood risk located sporadically throughout the site, although these are unlikely to hinder development on the site. • 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: 675/3360 Name: Land at Peelings and Saxon Nurseries, Hankham Road, Hankham, BN24 5AP
		S	M	L	Overall	Commentary
						• Given that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present for this specific site.
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 on 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 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 partly greenfield. • There are no known issues with contamination of land. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 675/3360 Name: Land at Peelings and Saxon Nurseries, Hankham Road, Hankham, BN24 5AP
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The site is to the north of the existing built form of Westham. The site is classified as being 'darker in CPREs light pollution mapping. Additional light would be introduced as part of development and any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • Hankham is classed as a residential settlement with a very limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to the south of the site, with Eastbourne a bit further beyond. • The nearest bus stop is approx. 500m from the site on Hailsham Road and provides a frequent and regular bus service to the larger Eastbourne. • The site is located approximately 1.3miles from the nearest train station in Westham, which offers services to London, Brighton and Hastings. There are currently no footpaths connecting the site to Westham and it would not be viable for pedestrian footpaths to be extended this far to provide access to 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: 675/3360 Name: Land at Peelings and Saxon Nurseries, Hankham Road, Hankham, BN24 5AP
		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. • 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 mix of mature hedgerows and trees along the sites boundaries of the site provide wildlife corridors and stepping stones to the wider countryside and enclose the site from the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green infrastructure network. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • The promoter for the larger site indicated that development would seek to enhance green infrastructure. However, it is unknown whether the applicant for this site would seek to provide enhancements for the development of this specific 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 is considered to be uncertain at this time as much will depend on the implementation of any development but there is the potential for both negative and positive effects.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 675/3360 Name: Land at Peelings and Saxon Nurseries, Hankham Road, Hankham, BN24 5AP
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The mix of mature hedgerows and trees on the boundaries of the site provide wildlife corridors and stepping stones to the wider countryside. • There is no priority habitat located on the site or within close proximity. • The site lies with the impact risk zone of the Pevensey Levels SSSI, SAC and Ramsar site lies a short distance to the northeast of the site • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • There are no Biodiversity Opportunity Areas within the proximity of the site. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • The promoter for the larger site indicated that development would seek to enhance biodiversity by 20% on site. However, it is currently unknown whether these enhancements are the intentions of the developers for this smaller site. • The impact is considered to be uncertain at this time as much will depend on the implementation of any development but there is the potential for both negative and positive effects.
SO10	LANDSCAPE & TOWNSCAPE					• The site was considered to be of low to moderate sensitivity within the 2023 Landscape Sensitivity Assessment, as the site is already developed as Saxon Plants nursery and other existing low-rise commercial buildings. However, the east of the site is largely vacant with some disused buildings. • There is considered to be no significant effect at this time although it will depend on the implementation of a suitable landscape scheme.
SO11	HISTORIC & CULTURAL HERITAGE					• The site does not lie in close proximity to a conservation area or Archaeological Notification Areas.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 675/3360 Name: Land at Peelings and Saxon Nurseries, Hankham Road, Hankham, BN24 5AP
		S	M	L	Overall	Commentary
						• There are two grade II listed buildings in close proximity to the site, Peelings Manor to the south along Hankham Road and Corner Cottage to the north on the opposite side of Foords Lane. • Given that the majority of the site is either previously developed land or vacant with disused buildings there are no significant effects to be expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • 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 site has access to Hankham Road and second access at the junction with Foords Lane. The western site has two access points to Hankham Road. • However, new vehicular access might be required for both parts of the site to accommodate the residential development separately from the employment use areas. • Hankham is classed as a residential settlement with a very limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to the south of the site, with Eastbourne a bit further beyond. • The nearest bus stop is approx. 500m from the site on Hailsham and provides a frequent and regular bus service to the larger Eastbourne. However, the pedestrian connectivity is only partial as there is only narrow footpath on one site of Hankam Road and Hailsham Road. • The site is located approximately 1.3miles from the nearest train station in Westham, which offers services to London, Brighton and Hastings. There are currently no footpaths connecting the site to Westham and it would not be viable for pedestrian footpaths to be extended this far to provide access to the site. • The site is not impacted by public rights of ways.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 675/3360 Name: Land at Peelings and Saxon Nurseries, Hankham Road, Hankham, BN24 5AP
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • Whilst the site benefits from existing vehicle access and pedestrian connectivity to the bus stops on Hailsham Road, the footpath connectivity is only partial and Hankham has very limited services for future residents meaning there will be a reliance on private cars, the effect on this SA Objective is still minor negative for this site.
SO14	HOUSING					• The site is proposed for 22 (net) dwellings, which would contribute towards the district's identified housing need. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • Given the proposed quantum of housing, development here would make a relatively significant contribution to the districts housing need and therefore a minor positive effect is expected. 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 Stone Cross Surgery, approx. 800 metres to the south of the site. • The High Weald Lewes Havens CCG has identified significant issues with GP surgery capacity within Westham Parish. Any development is likely to have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Westham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 675/3360 Name: Land at Peelings and Saxon Nurseries, Hankham Road, Hankham, BN24 5AP
		S	M	L	Overall	Commentary
						• The site is not a designated Local Green Space nor is it a formal recreational or play space. • Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The promoter for the site indicated that development would seek to provide land for a village hall or village recreation space on site. • 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. • The impact is considered to be minor positive at this time although this would depend on the provision of a village hall/village recreation space on the site.
SO17	SOCIAL DEPRIVATION					• 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 housing types, facilities and development design, 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 development of this site would place future residents outside of a sustainable settlement as Hankham has very limited services and facilities currently. Although the applicant has indicated that some space on the site could be set aside for either a village hall or village recreation space.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 675/3360 Name: Land at Peelings and Saxon Nurseries, Hankham Road, Hankham, BN24 5AP
		S	M	L	Overall	Commentary
						• Due to the scale of potential development on this site, it is considered there would be uncertain effect on this SA Objective as the viability and long-term vitality of Hankham will continue nonetheless.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest nursery and primary school is the Hankham Primary School, approximately 450m to the north of the site and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Eastbourne approximately 2km to the south west. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is currently a surplus of education provision within the parish. • 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 as education capacity is adequate to meet the development needs of this area.

SUMMARY OF RESULTS:	Site No: 675/3360	Name: Land at Peelings and Saxon Nurseries, Hankham Road, Hankham, BN24 5AP																		
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	The site does not currently benefit from planning permission nor any application for development. Hankham is classed as a residential settlement with a very limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to the south of the site, with Eastbourne a bit further beyond. Should this site come forward for development, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects:** **Minor Positive effects: SO14 Housing and SO16 Quality of Life & Place** 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 and gypsy and traveller sites if they are to come forward. The applicant has indicated that there could be land on the site available for the provision of a village hall/village recreation space, although it is unknown whether these would come forward as part of the development of this site or from contributions from other development sites at this time. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO4 Water Resources & Quality; SO6 Waste and SO13 Travel & Accessibility** 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. It is considered there would be minor negative effects on this SA Objective, predominantly due to the potential of the site to impact a watercourse which leads into the Pevensey Levels. Although the site has pedestrian connectivity to the services in Hankham, these are very limited and therefore local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to the south of the site, with Eastbourne a bit further beyond. These would primarily be reached but private motor vehicle. **No significant effect: SO7 Pollution; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; S19 Town & Village Centres and SO20 Education & Skills**

	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, albeit pedestrian access must be created. Given the lack of historic or cultural features in this location, no significant effect is expected on this SA Objective. 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 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 as education capacity is adequate to meet the development needs of this area. **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO4 Waste; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO15 Health & Wellbeing; and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects**.**
	The site has been rejected for allocation for residential development due to the site not conforming with the overall spatial strategy for Wealden as it is located outside of a proposed development boundary for a sustainable settlement. Furthermore, residents would depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to the south of the site, with Eastbourne a bit further beyond. These would primarily be reached but private motor vehicle. Although further evidence would be required to determine whether the site would be suitable for the development if it came forward for employment floorspace, due to the sites existing employment uses.

SHELAA Ref: 732/3360 **SITE:** Land North of Peelings Lane, Westham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 732/3360 Name: Land north of Peelings Lane, Westham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is 4.22ha and is formed of agricultural land at the northern periphery of Westham. • The site has been put forward for residential development, however, no specific quantum of growth has been provided by the applicant. The site forms the south western part of a significantly larger submission (1099/3360). • Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. • The nearest bus stop is approx. 200m from the site on Peelings Lane and provides a frequent and regular bus service to the larger Eastbourne. • The site is located approximately 700m from the nearest train station in Westham, which offers services to London, Brighton and Hastings. There are currently no footpaths located on Peelings Lane in this location and it is unlikely to be viable for pedestrian footpaths to be extended this far to provide access to the site. The site would be reliant on land to the west also submitted as part of 1099/3360 to achieve pedestrian and vehicular access. • 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. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and within close proximity to sustainable transport, however, no suitable pedestrian access can be provided to 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 732/3360 Name: Land north of Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is mostly greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Whilst the promoter has indicated via the submission for 1099/3360 that climate change adaptions such as providing opportunities for growing food via allotments will be brought forward as part of the larger site, this is unlikely to be achievable for this smaller part of the site if it came forward in isolation. • 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					• A watercourse (Martins Ditch and Gut) lies adjacent the sites north eastern boundary. The eastern part of the site is located within flood zone 2 as defined by the Environment Agency mapping flood zone 2 and 3a as defined by Wealden Strategic Flood Risk Assessment. western part of the site is within the central parts of the site. • Approximately half of the site is within an area of groundwater concern. • The promoter has indicated as part of the larger submission (1099/3360) that SuDS will be implemented on the site. However, it is unknown whether this could still be brought forward within this smaller site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 732/3360 Name: Land north of Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• Residential development would be precluded from those areas of the site within Flood Zones 2 and 3a. • 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 that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present for this specific site.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • The development of this site will increase the demand for water consumption and wastewater treatment. • A watercourse (Martins Ditch and Gut) forms the northern boundary of the site and leads directly into the Pevensey levels to the east of the site. • Development of the site could lead to potential pollution of the watercourse, directly and indirectly through surface runoff and discharge. • The promoter has indicated that a three stage system to ensure there are no adverse impacts to the local water system and Pevensey Levels and aim for betterment. However, it is unknown whether this could still be brought forward within this smaller site. • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • It is considered there would be minor negative effects on this SA Objective, predominantly due to the potential of the site to impact a watercourse which leads into the Pevensey Levels.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 732/3360 Name: Land north of Peelings Lane, Westham
		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 mostly greenfield. • There are no known issues with contamination of land. • 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. • 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 is to the north of the existing built form of Westham. The site is classified as being 'darker in CPREs light pollution mapping. Additional light would be introduced as part of development and any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. • The nearest bus stop is approx. 200m from the site on Peelings Lane and provides a frequent and regular bus service to the larger Eastbourne.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 732/3360 Name: Land north of Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• The site is located approximately 700m from the nearest train station in Westham, which offers services to London, Brighton and Hastings. There are currently no footpaths located on Peelings Lane in this location and it is unlikely to be viable for pedestrian footpaths to be extended this far to provide access to the site. The site would be reliant on land to the west also submitted as part of 1099/3360 to achieve pedestrian and vehicular access. • 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. • 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, albeit pedestrian access must be created.
SO8	GREEN & BLUE INFRASTRUCTURE					• The mature hedgerows and trees along the sites boundaries of the site provide wildlife corridors and stepping stones to the wider countryside and enclose the site from the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green infrastructure network.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 732/3360 Name: Land north of Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • The promoter for the larger site indicated that development would seek to enhance green infrastructure. However, it is unknown whether the applicant for this site would seek to provide enhancements for the development of this specific 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 is considered to be uncertain at this time as much will depend on the implementation of any development but there is the potential for both negative and positive effects.
SO9	BIODIVERSITY					• The mature hedgerows and trees on the boundaries of the site provide wildlife corridors and stepping stones to the wider countryside. • An area of coastal and floodplain grazing marsh priority habitat is located adjacent the sites north eastern boundary. • The Pevensey Levels SSSI, SAC and Ramsar site lies a short distance to the north of the site • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • The Pevensey Levels Biodiversity Opportunity Area is located to the north east of the site. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • The promoter for the larger site indicated that development would seek to enhance biodiversity by 20% on site. However, it is currently unknown whether these enhancements are the intentions of the developers for this smaller site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 732/3360 Name: Land north of Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• The impact is considered to be uncertain at this time as much will depend on the implementation of any development but there is the potential for both negative and positive effects.
SO10	LANDSCAPE & TOWNSCAPE					• The site was not individually assessed within the 2023 Landscape Sensitivity Assessment, however, it forms the south eastern part of 1099/3360, which was assessed as being moderately to highly sensitive to residential development. This is because of its prominent location and topography, the site provides far reaching views northwards towards the Pevensey Levels SSSI, SAC and Ramsar site and other rural locations north of the site. The Landscape Sensitivity Assessment found that this site which formed the south western part of the site is well screened by existing landscape features and the visual impact of development would be more limited in this location. • The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme
SO11	HISTORIC & CULTURAL HERITAGE					• The site does not lie in close proximity to a conservation area or a listed building. • The site is partially covered by an Archaeological Notification Area (Pevensey and Westham). This would require further investigation, however, the impacts of this can be mitigated. • Given the lack of historic or cultural features in this location, no significant effect is expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 732/3360 Name: Land north of Peelings Lane, Westham
		S	M	L	Overall	Commentary
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from a vehicular access at the northern boundary of the site onto narrow access track, however, this is unsuitable to serve further development. The site would not be able to achieve a vehicular access or pedestrian access via on Peelings Lane in this location as it cannot this cannot be suitably upgraded to serve development given it's narrow nature at this section of the site. • The site forms part larger submission (1099/3360) and can achieve pedestrian or vehicular access to the B2104 via land to the west, which is also within this submission. • Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. • The nearest bus stop is approx. 200m from the site on Peelings Lane and provides a frequent and regular bus service to the larger Eastbourne. • The site is located approximately 700m from the nearest train station in Westham, which offers services to London, Brighton and Hastings. There are currently no footpaths located on Peelings Lane in this location and it is unlikely to be viable for pedestrian footpaths to be extended this far to provide access to the site. The site would be reliant on land to the west also submitted as part of 1099/3360 to achieve pedestrian and vehicular access. • The site is not impacted by public right of ways. • 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. • Whilst the site benefits from close proximity to a sustainable settlement and public transport options, it has not currently been demonstrated that the site can achieve a suitable pedestrian or vehicular access to serve the quantum of development envisioned. It is likely that could be provided as part of 1099/3360, however, the effect on this SA Objective is still uncertain for this specific site.
SO14	HOUSING					• The site is proposed for 44 (net) dwellings. The promoter has indicated that market and affordable housing could be provided on site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 732/3360 Name: Land north of Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• 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 and gypsy and traveller sites if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Westham Surgery, approx. 600m to the south east of the site. This cannot currently be accessed by pedestrian footpaths, however, it is likely that these can be provided as part of any development. • The High Weald Lewes Havens CCG has identified significant issues with GP surgery capacity within Westham Parish. Any development is likely to have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Westham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • Given the size of the site, there may be potential to achieve contributions towards health and wellbeing provision, but this is uncertain at this time
SO16	QUALITY OF LIFE & PLACE					• The promoter for the larger site indicated that development would seek to provide allotments on site. Furthermore, there will be significant open space provision and the implementation of walkable and cyclable neighbourhoods. It is uncertain whether this could still be achieved. • However, it is unknown whether the applicant for this site would seek to provide enhancements for the development of this specific site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 732/3360 Name: Land north of Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• The impact is considered to be uncertain at this time as much will depend on the implementation of any development but there is the potential for both negative and positive effects.
SO17	SOCIAL DEPRIVATION					• 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 housing types, facilities and development design, 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 development of this site would place future residents within close proximity of the sustainable settlement of Westham and its associated services and amenities, albeit with no pedestrian access to these services and amenities. Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Westham will continue nonetheless.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest nursery and primary school is the Pevensey and Westham Church of England School, approximately 650m to the south east of the site and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Eastbourne approximately 2km to the south west.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 732/3360 Name: Land north of Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• Information from East Sussex County Council, as the education provider for state schools, indicates that there is currently a surplus of education provision within the parish. • 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 as education capacity is adequate to meet the development needs of this area.

SUMMARY OF RESULTS:	Site No: 732/3360	Name: Land north of Peelings Lane, Westham																		
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	The site does not currently benefit from planning permission nor any application for development. Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects:** **Minor Positive effects: SO14 Housing** 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 and gypsy and traveller sites if they are to come forward. **Major negative effects: None** **Minor negative effects: SO1 Climate Change Mitigation; SO4 Water Resources & Quality and SO6 Waste** 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. It is considered there would be minor negative effects on this SA Objective, predominantly due to the potential of the site to impact a watercourse which leads into the Pevensey Levels. **No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; S19 Town & Village Centres and SO20 Education & Skills** 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, albeit pedestrian access must be created. Given the lack of historic or cultural features in this location, no significant effect is expected on this SA Objective. 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

	The development of this site would place future residents within close proximity of the sustainable settlement of Westham and its associated services and amenities, albeit with no pedestrian access to these services and amenities. Due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Westham will continue nonetheless. 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 as education capacity is adequate to meet the development needs of this area **Uncertain: SO2 Climate Change Adaption; SO3 Flood Risk; SO5 Soil, Land & Minerals; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO10 Landscape & Townscape; SO12 Digital Infrastructure; SO13 Travel & Accessibility SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation** For the remaining objectives, more information is required to determine the effects**.**
Selected / Rejected for allocation	This site has not singularly been selected for allocation. This is because the development is not able to provide a suitable vehicular or pedestrian access to support development due to the narrow form of Peelings Lane in this location. This site forms the southwestern part of 1099/3360, which has also been assessed for allocation.

SHELAA Ref: 745/2070

SITE: Land to the West of Sharnfold Farm, Hailsham Road, Stone Cross

SUSTAINABILITY OBJECTIVE		Effects				Site No: 745/2070	Name: Land to the West of Sharnfold Farm, Hailsham Rd, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary	
SO1	CLIMATE CHANGE MITIGATION					• The site comprises of an agricultural field along Hailsham Road between the public house and the existing linear residential properties to the south east of the site • The site is 3.07ha in size and is proposed for residential development of 350-400 (net) dwellings. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 15-minute walk from these amenities and facilities. • The nearest bus stop is approx. 100m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.8km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. The site would require the provision of access via the site to the north to achieve access to these forms of sustainable transport. This is considered possible as the land to the north is under. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • 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. • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this.	

SUSTAINABILITY OBJECTIVE		Effects				Site No: 745/2070 Name: Land to the West of Sharnfold Farm, Hailsham Rd, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary
						• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There are areas of surface water flood risk located along the southern boundary of the site. • The site not within an area of groundwater concern and is therefore at not risk from groundwater flooding. • The site is greenfield, and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • 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 are areas of surface water flood risk located along the southern boundary of the site. • The site not within an area of groundwater concern and is therefore at not risk from groundwater flooding.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 745/2070 Name: Land to the West of Sharnfold Farm, Hailsham Rd, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be provided in terms of managing surface water runoff. This could form part of the green infrastructure provision being proposed. • 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 groundwater, although there is a risk of surface 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 are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • 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 greenfield agricultural land but not classified within the Agricultural Land Classification system (ALC). • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 745/2070 Name: Land to the West of Sharnfold Farm, Hailsham Rd, Stone Cross, BN24 5BU
		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. • 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 proposed quantum of development is likely to introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • 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 stop is approx. 250m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 745/2070 Name: Land to the West of Sharnfold Farm, Hailsham Rd, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary
						• The site is located approximately 2.9km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. The site would require the provision of access via the site to the north to achieve access to these forms of sustainable transport. This is considered possible as the land to the north is under. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • The A27 is nearby the south of the site and this is likely to generate significant noise that would be required to be mitigated as part of any schemes design. • 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. • 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. • Whilst the site is within close proximity to public transport options and a sustainable settlement, the impact on this SA Objective remains uncertain as much will depend on the implementation of a suitable scheme design that appropriately mitigates the impact of noise from the A27 to the south.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is marked by mature trees and hedgerows on all the site boundaries, which would form excellent wildlife corridors. There are significant trees within the site that are being grown as parts of the sites horticultural use. These provide important stepping stones across the wider area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • 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 is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme that covers the whole site.
SO9	BIODIVERSITY					• The site is not within or in close proximity to a Biodiversity Opportunity Area (BOA),

SUSTAINABILITY OBJECTIVE		Effects				Site No: 745/2070 Name: Land to the West of Sharnfold Farm, Hailsham Rd, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary
						• The site is marked by mature trees and hedgerows on all which would form excellent wildlife corridors. There are significant trees within the site that are being grown as parts of the sites horticultural use. These provide important stepping stones across the wider area. • The site has proposed that 500m2 square of green infrastructure would be provided as part of development, which will serve to mitigate some of the loss of biodiversity from the 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. • 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 as much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive. The A27 provides a strong settlement boundary to Stone Cross and increases the sensitivity to development for this site. • This is because the site is well enclosed within the landscape and is heavily screened by existing vegetation, meaning the impact of development on the wider landscape would be limited. • Whilst the site is enclosed within the landscape, development of this site would represent a significant encroachment of development within into the countryside to the north west of Stone Cross that does not relate well to existing development to the east. The effect on this SA Objective is therefore minor negative.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not located within or in close proximity to a conservation area. • The site is not located within an Archaeological Notification Area. • The development of the site may have a detrimental impact upon the setting of two Grade II Listed Buildings located to the north west (Sharnfold Farm Barn and Cowshed)

SUSTAINABILITY OBJECTIVE		Effects				Site No: 745/2070 Name: Land to the West of Sharnfold Farm, Hailsham Rd, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary
						• Further investigations may be required into the potential effect on these assets, as new development in this location could impact this heritage asset. Therefore, effects on this SA Objective are considered to be uncertain at this time.
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 does not benefit from an existing vehicular access to Hailsham Road in the northwest of the site. However, the northern portion of the site has gained planning consent (WD/2020/2047/MAO), which would be able to provide access from Hailsham Road onto the rest of the site. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 15-minute walk from these amenities and facilities. • The nearest bus stop is approx. 100m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.8km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. The site would require the provision of access via the site to the east to achieve access to these forms of sustainable transport. This is considered possible as the land to the north is under. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • 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. • Whilst the site benefits from close proximity to a sustainable settlement and public transport options, it also has the potential for a new access to the north of the site along

SUSTAINABILITY OBJECTIVE		Effects				Site No: 745/2070 Name: Land to the West of Sharnfold Farm, Hailsham Rd, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary
						Hailsham through the site that has resolution to grant planning approval (WD/2020/2047/MAO) along the frontage to Hailsham Road. Therefore, the effect on this SA Objective is still minor positive for this specific site.
SO14	HOUSING					• The proposed development of the site for residential development has the potential to contribute to the district's identified housing need and is within a sustainable settlement in line with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • The impact on this SA Objective is expected to be a minor positive if this site is brought forward as it will make a significant 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 Stone Cross Surgery, approx. 300m to the south west of the site. This can be reached via pedestrian footpaths on Hailsham Road. • The High Weald Lewes Havens CCG has identified significant issues with GP surgery capacity within Westham Parish. Any development is likely to have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Westham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to be uncertain at this time.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 745/2070 Name: Land to the West of Sharnfold Farm, Hailsham Rd, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary
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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be 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 Stone Cross and has access to a frequent bus service with short journey times to Eastbourne and Hailsham. • The development of this site would place future residents within close proximity of the sustainable settlement of Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Stone Cross will continue nonetheless.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 745/2070 Name: Land to the West of Sharnfold Farm, Hailsham Rd, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Stone Cross School, approximately 500m to the south of the site and this can be accessed via pedestrian footpaths on Hailsham Road. • Further primary, secondary and college provision is located within Eastbourne, approximately 1.3km to the south of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 745/2070 Name: Land to the West of Sharnfold Farm, Hailsham Road, Stone Cross, BN23 5BU																			
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	The northern part of the site currently benefits from planning permission for 31 (net) dwellings (WD/2020/2047/MAO). Stone Cross is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects:** None **Minor positive effects: SO3 Flood Risk; SO13 Travel & Accessibility and SO14 Housing** Given the site is not at risk of fluvial, or groundwater, although there is a risk of surface 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. The site is located approximately 2.9km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. The site would require the provision of access via the site to the east to achieve access to these forms of sustainable transport. This is considered possible as the land to the north is under. The bus stop adjacent the site does provide a route to Eastbourne Train Station. If the site is brought forward, it would make a 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 and gypsy and traveller sites if they are to come forward. A new access to the along the northern part of the site along Hailsham through the portion of the site that has resolution to grant planning approval (WD/2020/2047/MAO) for 31 (net) dwellings, along the frontage to Hailsham Road, would provide be able to pedestrian connectivity via a new footpath to this location. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; and SO10 Landscape & Townscape**

	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. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Whilst the site is enclosed within the landscape, development of this site would represent a significant encroachment of development within into the countryside to the north west of Stone Cross that does not relate well to existing development to the east. **No significant effect: SO18 Economy & Employment and SO19 Town & Village Centre** 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 The development of this site would place future residents within close proximity of the sustainable settlement of Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Stone Cross will continue nonetheless. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 350-400 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 31 (net) dwellings and has been proposed for allocation on this basis. Development of the site would be well enclosed by the thick vegetation along the A27 south of the site and by the existing residential dwellings along Hailsham Road to the east. Furthermore, the frontage along the Hailsham road north of these dwellings has a resolution to grant planning permission, which would further enclose this part of the site and provide the required access off of the highway. This site has been proposed for allocation as part of a larger scheme with the land to the south (SHELAA site1132/3280)

SHELAA Ref: 786/2070

SITE: Land to the North of the A27 at Sharnfold Farm, Hailsham Road, Stone Cross

SUSTAINABILITY OBJECTIVE		Effects				Site No: 786/2070 Name: Land to the north of the A27 at Sharnfold Farm, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed of agricultural land used for horticultural purposes as part of Sharnfold Farm. The site is also assessed within the wider Sharnfold Farm site (1132/3280) • The site is 3.39ha in size and is proposed for residential development of 90 (net) dwellings. The site also includes proposals for 500m2 open space and play space. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 10-minute walk from these amenities and facilities. • The nearest bus stop is approx. 250m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.8km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. The site would require the provision of access via the site to the north to achieve access to these forms of sustainable transport. This is considered possible as the land to the north is under. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • The site is located approximately 2.8km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths and would rely on the private motor vehicle. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • 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. • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 786/2070 Name: Land to the north of the A27 at Sharnfold Farm, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
						• However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Eastbourne), 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					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There are areas of surface water flood risk located along the northern boundary. • The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • The site is greenfield and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • 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 are areas of surface water flood risk located along the northern boundary.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 786/2070 Name: Land to the north of the A27 at Sharnfold Farm, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
						• The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. This could form part of the green infrastructure provision being proposed. • 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, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • 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 greenfield agricultural land but not classified within the Agricultural Land Classification system (ALC).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 786/2070 Name: Land to the north of the A27 at Sharnfold Farm, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
						• The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • 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. • 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 proposed quantum of development is likely to introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 786/2070 Name: Land to the north of the A27 at Sharnfold Farm, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
						• The nearest bus stop is approx. 250m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.8km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. The site would require the provision of access via the site to the north to achieve access to these forms of sustainable transport. This is considered possible as the land to the north is under. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • The A27 forms the southern boundary of the site and this is likely to generate significant noise that would be required to be mitigated as part of any schemes design. • 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. • 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. • Whilst the site is within close proximity to public transport options and a sustainable settlement, the impact on this SA Objective remains uncertain as much will depend on the implementation of a suitable scheme design that appropriately mitigates the impact of noise from the A27 to the south.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is marked by mature trees and hedgerows on all which would form excellent wildlife corridors. There is significant trees within the site that are being grown as parts of the sites horticultural use. These provide important stepping stones across the wider area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • The site has proposed that 500m2 square of green infrastructure would be provided as part of development. • 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: 786/2070 Name: Land to the north of the A27 at Sharnfold Farm, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
						• The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme that covers the whole site.
SO9	BIODIVERSITY					• The site is not within or in close proximity to a Biodiversity Opportunity Area (BOA), • The site is marked by mature trees and hedgerows, all of which would form excellent wildlife corridors. There is significant trees within the site that are being grown as parts of the sites horticultural use. These provide important stepping stones across the wider area. • The site has proposed that 500m2 square of green infrastructure would be provided as part of development, which will serve to mitigate some of the loss of biodiversity from the 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. • 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 as much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive. The A27 provides a strong settlement boundary to Stone Cross and increases the sensitivity to development for this site. • This is because the site is well enclosed within the landscape and is heavily screened by existing vegetation, meaning the impact of development on the wider landscape would be limited. • Whilst the site is enclosed within the landscape, there would be some impact on the surrounding landscape and the effect on this SA Objective is therefore minor negative. It is considered that the impact can be lessened via appropriate mitigation.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not located within or in close proximity to a conservation area. • The site is not located within an Archaeological Notification Area.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 786/2070 Name: Land to the north of the A27 at Sharnfold Farm, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
						• The development of the site may have a detrimental impact upon the setting of two Grade II Listed Buildings located to the north west (Sharnfold Farm Barn and Cowshed) • Further investigations may be required into the potential effect on these assets, as new development in this location could impact this heritage asset. Therefore effects on this SA Objective are considered to be uncertain at this time.
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 does not benefit from an existing vehicular access to the highways network that is included within the submitted boundaries and is landlocked. However, the site forms part larger submission (1132/3280) and can achieve pedestrian or vehicular access to the B2104 via land to the east and north. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 10-minute walk from these amenities and facilities. • The nearest bus stop is approx. 250m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.8km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. The site would require the provision of access via the site to the north to achieve access to these forms of sustainable transport. This is considered possible as the land to the north is under. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • The site is located approximately 2.km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths and would rely on the private

SUSTAINABILITY OBJECTIVE		Effects				Site No: 786/2070 Name: Land to the north of the A27 at Sharnfold Farm, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
						motor vehicle. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • 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. • Whilst the site benefits from close proximity to a sustainable settlement and public transport options, it has not currently been demonstrated that the site can achieve a suitable pedestrian or vehicular access to serve the quantum of development envisioned. It is likely that could be provided as part of 1099/3360, however, the effect on this SA Objective is still uncertain for this specific site.
SO14	HOUSING					• The proposed development of the site for 90 (net) dwellings has the potential to significantly contribute to the district's identified housing need and is within a sustainable settlement in line with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • The impact on this SA Objective is expected to be a minor positive if this site is brought forward as it will make 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 Stone Cross Surgery, approx. 300m to the south west of the site. This can be reached via pedestrian footpaths on Hailsham Road. • The High Weald Lewes Havens CCG has identified significant issues with GP surgery capacity within Westham Parish. Any development is likely to have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Westham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 786/2070 Name: Land to the north of the A27 at Sharnfold Farm, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
						• The site is not a designated Local Green Space nor is it a formal recreational or play space. • The site is proposing to include play space as part of any development. • Whilst some details have been provided regarding open play space, given the lack of a detailed scheme the effect is considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • Other Local Plan policies will address matters of design, quality of life within the district as well as the district's Design Code and the development proposal will need to be in compliance with the relevant policies. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be 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 Stone Cross and has access to a frequent bus service with short journey times to Eastbourne and Hailsham.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 786/2070 Name: Land to the north of the A27 at Sharnfold Farm, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
						• The development of this site would place future residents within close proximity of the sustainable settlement of Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Stone Cross will continue nonetheless.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Stone Cross School, approximately 300m to the south of the site and this can be accessed via pedestrian footpaths on Hailsham Road. • Further primary, secondary and college provision is located within Eastbourne, approximately 1.3km to the south of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 786/2070 Name: Land to the north of the A27 at Sharnfold Farm, Hailsham Road, Stone Cross																			
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	The site does not currently benefit from planning permission nor any application for development. Stone Cross is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: None** **Minor positive effects: SO3 Flood Risk and SO14 Housing** Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk or groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes. 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 and gypsy and traveller sites if they are to come forward **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape** 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. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Whilst the site is enclosed within the landscape, there would be some impact on the surrounding landscape and the effect on this SA Objective is therefore minor negative. It is considered that the impact can be lessened via appropriate mitigation. **No significant effect: SO18 Economy & Employment and SO19 Town & Village Centre**

	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 The development of this site would place future residents within close proximity of the sustainable settlement of Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Stone Cross will continue nonetheless. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO13 Travel and Accessibility; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has not been taken forward for allocation on its own. Whilst the site is located in a reasonably sustainable location on the edge of Stone Cross and is enclosed within the landscape, access to the site would be required to come via wider land submitted as part of SHELAA site 745/2070 and 1132/3280 and for this reason, the site by itself is considered unsuitable for development. This site has been proposed for allocation as part of a larger scheme with the land to the south (SHELAA site1132/3280).

SHELAA Ref: 944/2070 **SITE:** Land to the West of the B2104, Hankham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 944/2070 Name: Land to the West of the B2104, Hankham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed of a large agricultural field and a small commercial timber yard. • The site is 1.48ha in size and is proposed for residential development of 30 (net) dwellings. The site was recently refused planning permission for 22 (net) dwellings under planning reference WD/2020/2501/MAO at appeal due to overdevelopment of the site. • The site is located at the northern periphery of Stone Cross, with linear development associated with the settlement to the east of the site, the A27 to the south and agricultural fields also assessed to the west. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 10-minute walk from these amenities and facilities. • The nearest bus stop is approx. 50m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.5km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths and would rely on the private motor vehicle. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • 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. • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 944/2070 Name: Land to the West of the B2104, Hankham
		S	M	L	Overall	Commentary
						• Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • The site is greenfield and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • 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 within the site. • The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • The proposed development for the site is appropriate for the flood zone identified.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 944/2070 Name: Land to the West of the B2104, Hankham
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be provided in terms of managing surface water runoff. This could form part of the green infrastructure provision being proposed. • 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 water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • 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 predominantly greenfield agricultural land but not classified within the Agricultural Land Classification system (ALC) • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 944/2070 Name: Land to the West of the B2104, Hankham
		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. • 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 proposed quantum of development is likely to introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • 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. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly

SUSTAINABILITY OBJECTIVE		Effects				Site No: 944/2070 Name: Land to the West of the B2104, Hankham
		S	M	L	Overall	Commentary
						nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 10-minute walk from these amenities and facilities. • The nearest bus stop is approx. 50m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.5km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths and would rely on the private motor vehicle. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • The A27 forms the southern boundary of the site and this is likely to generate significant noise that would be required to be mitigated as part of any schemes design. • A high pressure gas line runs through part of the site and this would require consideration. • 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. • 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. • Whilst the site is within close proximity to public transport options and a sustainable settlement, the impact on this SA Objective remains uncertain as much will depend on the implementation of a suitable scheme design that appropriately mitigates the impact of noise from the A27 to the south.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are substantial mature trees and hedgerows along the boundaries of the site, particularly to the south lining the A27 corridor. There is a small number of trees located within the south eastern part of the site. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • 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: 944/2070 Name: Land to the West of the B2104, Hankham
		S	M	L	Overall	Commentary
						• The impact is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme that covers the whole site.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within or in close proximity to the site. • The site is not within or in close proximity to a Biodiversity Opportunity Area (BOA), • There are substantial mature trees and hedgerows along the boundaries of the site, particularly to the south lining the A27 corridor. These provide wildlife corridors to the countryside to the west of the 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. • 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 as much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive. This is because the site is well enclosed within the landscape and is heavily screened by existing vegetation, meaning the impact of development on the wider landscape would be limited. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • The site is not affected by an Archaeological Notification Area (ANA). • No significant effects are expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 944/2070 Name: Land to the West of the B2104, Hankham
		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 vehicular access to the site from Hailsham Road, which could be upgraded to provide a suitable vehicular access to the site. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 10-minute walk from these amenities and facilities. • The nearest bus stop is approx. 50m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.5km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths and would rely on the private motor vehicle. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • 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 proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street and Eastbourne Town Centre.
SO14	HOUSING					• The site is proposing 30 (net) dwellings which has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (Stone Cross).

SUSTAINABILITY OBJECTIVE		Effects				Site No: 944/2070 Name: Land to the West of the B2104, Hankham
		S	M	L	Overall	Commentary
						• 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 and gypsy and traveller sites if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Stone Cross Surgery, approx. 300m to the south of the site. This can be reached via pedestrian footpaths on Hailsham Road. • The High Weald Lewes Havens CCG has identified significant issues with GP surgery capacity within Westham Parish. Any development is likely to have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Westham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • 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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be uncertain at this time.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 944/2070 Name: Land to the West of the B2104, Hankham
		S	M	L	Overall	Commentary
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 Stone Cross and has access to a frequent bus service with short journey times to Eastbourne and Hailsham. • The development of this site would place future residents within close proximity of the sustainable settlement of Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Stone Cross will continue nonetheless.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Stone Cross School, approximately 300m to the south of the site and this can be accessed via pedestrian footpaths on Hailsham Road. • Further primary, secondary and college provision is located within Eastbourne, approximately 1.2km to the south of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is currently sufficient education provision within the parish.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 944/2070 Name: Land to the West of the B2104, Hankham
		S	M	L	Overall	Commentary
						• The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 944/2070	Name: Land to the West of the B2104, Hankham																		
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	The site does not currently benefit from planning permission nor any application for development. Stone Cross is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk** Given the site is not at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes. **Minor positive effects: SO13 Travel and Accessibility and SO14 Housing** The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street and Eastbourne Town Centre. 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 and gypsy and traveller sites if they are to come forward **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** 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. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO19 Town & Village Centre**

	Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective. 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 The development of this site would place future residents within close proximity of the sustainable settlement of Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Stone Cross will continue nonetheless. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 30 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 15 (net) dwellings and has been proposed for allocation on this basis. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to a high order settlement (Eastbourne). The site is well enclosed within the landscape and has no impact on any cultural or heritage assets, although some landscape mitigation would be required as part of any development. The development of the site would be required to provide a new vehicular access and improve pedestrian footpaths to Stone Cross. The development of this site would be required to take into consideration the residential amenity of existing occupiers and the noise generated from the A27 located adjacent the sites southern boundary. Development would also be required to consider the high pressure gas line within the design of the scheme.

SHELAA Ref: 1025/3280 **SITE:** Land South of Hankham Road, Stone Cross

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1025/3280 Name: Land south of Hankham Road, Stone Cross
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed of a large agricultural field at the northern periphery of Stone Cross. • The site is 5.75ha in size and is proposed for residential development of 100 (net) dwellings. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 10-minute walk from these amenities and facilities. • The nearest bus stop is approx. 100m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.5km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths and would rely on the private motor vehicle. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • 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. • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Eastbourne), 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1025/3280 Name: Land south of Hankham Road, Stone Cross
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • The site is greenfield, and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • 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 within the site. • The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. This could form part of the green infrastructure provision being proposed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1025/3280 Name: Land south of Hankham Road, Stone Cross
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • 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 greenfield agricultural land but not classified within the Agricultural Land Classification system (ALC). • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • 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: 1025/3280 Name: Land south of Hankham Road, Stone Cross
		S	M	L	Overall	Commentary
						• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction. • Other policies within the Local Plan will address matters of soil health and protection as well as biodiversity and land contamination, and any development will need to be in compliance with the relevant policies. • Therefore, the impacts on this SA Objective are considered to be uncertain at this stage
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.
SO7	POLLUTION					• The proposed quantum of development is likely to introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • 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 stop is approx. 100m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.5km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths and would rely on the private

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1025/3280 Name: Land south of Hankham Road, Stone Cross
		S	M	L	Overall	Commentary
						motor vehicle. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • The A27 forms the southern boundary of the site, and this is likely to generate significant noise that would be required to be mitigated as part of any schemes design. • 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. • 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. • Whilst the site is within close proximity to public transport options and a sustainable settlement, the impact on this SA Objective remains uncertain as much will depend on the implementation of a suitable scheme design that appropriately mitigates the impact of noise from the A27 to the south.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is marked by mature trees and hedgerows on two sides which would form excellent wildlife corridors along with several mature trees on the site itself which could serve as wildlife stepping stones. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • 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 is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme that covers the whole site.
SO9	BIODIVERSITY					• The site is not within or in close proximity to a Biodiversity Opportunity Area (BOA), • There are substantial mature trees and hedgerows along the boundaries of the site, particularly to the south lining the A27 corridor. These provide wildlife corridors to the fields to the east of the site. • Priority habitat deciduous woodland forms the southern boundary of the site and is also located within the south eastern part of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1025/3280 Name: Land south of Hankham Road, Stone Cross
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. • Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain at this time as much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive. This is because the site is well enclosed within the landscape and is heavily screened by existing vegetation, meaning the impact of development on the wider landscape would be limited. • Whilst the site is enclosed within the landscape, development of this site would represent a significant encroachment of development into the countryside gap that separates Stone Cross and Hankham. Development would be significantly and would be out of character with the landscape in this location. The effect on this SA Objective is therefore minor negative.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not located within or in close proximity to a conservation area. • The site is not located within an Archaeological Notification Area. • The development of the site may have a detrimental impact upon the setting of two Grade II Listed Buildings located to the west (The White House) and to the north (Peelings). • Further investigations may be required into the potential effect on these assets, as new development in this location could impact this heritage asset. Therefore effects on this SA Objective are considered to be uncertain at this time.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1025/3280 Name: Land south of Hankham Road, Stone Cross
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of digital infrastructure provision and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is currently uncertain.
SO13	SUSTAINABLE TRAVEL & ACCESSIBILITY					• The site benefits from an existing vehicular access to the site from Hankham Road, at the north western corner of the site. It is considered a new vehicular access would be created to the site on the site's western boundary. This would also require improvements to Hankham Road, which is currently too narrow to serve the quantum of development envisioned within the site. • There are no pedestrian footpaths located on the south side of Hankham Road. There are pedestrian footpaths on the north side of Hankham Road that provide pedestrian connectivity to the site. The development would require the provision of a formal crossing point to these pedestrian footpaths or the provision of footpaths on the south side of Hankham Road. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 10-minute walk from these amenities and facilities. • The nearest bus stop is approx. 100m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.5km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths and would rely on the private motor vehicle. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • A public right of way (Westham 15b) crosses east to west through the northern boundary 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1025/3280 Name: Land south of Hankham Road, Stone Cross
		S	M	L	Overall	Commentary
						• Whilst the site benefits from close proximity to a sustainable settlement and public transport options, it has not currently been demonstrated that the site can achieve a suitable pedestrian of vehicular access to serve the quantum of development envisioned on the site and the impact on this SA Objective is therefore uncertain.
SO14	HOUSING					• The proposed development of the site for 100 (net) dwellings has the potential to significantly contribute to the district's identified housing need and is within a sustainable settlement in line with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • The impact on this SA Objective is expected to be a major positive if this significant site is brought forward as it will make 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 Stone Cross Surgery, approx. 300m to the south west of the site. This can be reached via pedestrian footpaths on Hailsham Road. • The High Weald Lewes Havens CCG has identified significant issues with GP surgery capacity within Westham Parish. Any development is likely to have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Westham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. The site is located in close proximity to the Coopers Recreation Field to the north. • Whilst there are currently a lack of scheme details, given the proposed scale of the site, it is likely that contribution towards health and wellbeing provision will likely be achievable and the effect is therefore minor positive on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1025/3280 Name: Land south of Hankham Road, Stone Cross
		S	M	L	Overall	Commentary
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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be 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 Stone Cross and has access to a frequent bus service with short journey times to Eastbourne and Hailsham. • The development of this site would place future residents within close proximity of the sustainable settlement of Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Stone Cross will continue nonetheless.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1025/3280 Name: Land south of Hankham Road, Stone Cross
		S	M	L	Overall	Commentary
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Stone Cross School, approximately 300m to the south of the site and this can be accessed via pedestrian footpaths on Hailsham Road. • Further primary, secondary and college provision is located within Eastbourne, approximately 1.2km to the south of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is currently a surplus of education provision within the parish. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 1025/3280 Name: Land south of Hankham Road, Stone Cross																		
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	The site does not currently benefit from planning permission nor any application for development. Stone Cross is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk** Given the site is not at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes. **Minor positive effects: SO13 Travel and Accessibility and SO14 Housing** The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street and Eastbourne Town Centre. 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 and gypsy and traveller sites if they are to come forward **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape;** 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. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills**

	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 The development of this site would place future residents within close proximity of the sustainable settlement of Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Stone Cross will continue nonetheless. 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. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation.** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	This site is not selected for allocation. The development of this site would represent a significant encroachment of development into the countryside gap that separates Stone Cross and Hankham. The development of this site would also be significantly out of keeping with the rural character of the area and surrounding countryside to the northeast of Stone Cross. The development could have a detrimental impact upon historic assets in this location and upon priority habitat within the site, however, further evidence would be required to assess this. Given the above issues, the site is not taken forward for allocation.

SHELAA Ref: 1099/3360 **SITE:** Land at Peelings Lane, Westham

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1099/3360 Name: Land at Peelings Lane, Westham
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site comprises an area of agricultural fields, paddocks and farm buildings located at the northern periphery of Westham. • The site is 32.49ha in size and is proposed for up to 400 (net) dwellings. • Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. • The nearest bus stop is approx. 100m from the site on Peelings Lane and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 300m from the nearest train station in Westham, which offers services to London, Brighton and Hastings. The bus stop adjacent the site does provide a route to Eastbourne Train Station. There are currently no footpaths located on Peelings Lane in this location. There are footpaths located on Peelings Lane to the south east and south west of the site. Due to the narrow form of Peelings Lane and its steep embankments, pedestrian footpaths could only be provided towards the south west. • 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. • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement and within close proximity to sustainable transport. • Any development will need to comply with the most up to date Building Regulations, as relevant to the development, and take account of the Future Homes and Building Standards. • The promoter for the site has confirmed that climate change mitigations such as walkable and cycleable neighbourhoods and adapting to new technologies and sustainability standards will be brought forward as part of development.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1099/3360 Name: Land at Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The site is greenfield currently and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • A watercourse (Martins Ditch and Gut) form the northern boundary of the site. There are large areas of flood zone 2, 3a and 3b as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment associated with the northern and eastern parts of the site. The southern and south western part of the site is located within Flood Zone 1. • The promoter has indicated via a submission that climate change adaptions such as providing opportunities for growing food via allotments will be brought forward on site. Furthermore a suitable SuDS will also be brought forward. • 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 promoter has indicated some of the measures of how the site can adapt to climate change, therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• A watercourse (Martins Ditch and Gut) form the northern boundary of the site. There are large areas of flood zone 2, 3a and 3b as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment associated with the northern and eastern parts of the site. The southern and south western part of the site is located within Flood Zone 1.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1099/3360 Name: Land at Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• The site is also affected by surface water flood risk as defined by the Wealden Strategic Flood Risk Assessment. These areas are focused sporadically throughout the site and extend along the boundaries here also. It is likely given the size of the proposed development that suitable mitigation for surface water flood risk could be implemented. • The northern and easter parts of the site lie in an area of groundwater concern and therefore may be at risk of groundwater flooding. Further investigations would be required as part of any development. • Only water compatible uses are permitted within Flood Zone 3b in line with government guidance on flood risk and coastal change. • The development proposed on the site is therefore suitable, however a sequential approach to the location of development on site will need to be taken to direct development first to the areas of the site not at risk of flooding. • Residential development would be precluded from those areas of the site within Flood Zones 2 and 3a and 3b. • Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. • The promoter has indicated as part of a vision document that development would involve new network of SuDS ponds and swales, which follow the site's topography, located in lower lying land and outside of the flood zone, providing a three stage system to ensure there are no adverse impacts to the local water system and Pevensey Levels and aim for betterment • The promoter has also indicated that a wetlands area would be created in the north of the site and this will be managed • 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 that the site is at risk of flooding from multiple sources, but that suitable mitigation has been demonstrated via proposals and will be achieved by local plan policies, it is considered that there is no significant effect on this SA Objective.
SO4	WATER RESOURCES					• Wealden has been identified as an area of serious water stress.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1099/3360 Name: Land at Peelings Lane, Westham
		S	M	L	Overall	Commentary
	& QUALITY					• The development of this site will increase the demand for water consumption and wastewater treatment. • A watercourse (Martins Ditch and Gut) form the northern boundary of the site • Development of the site could exacerbate the rivers poor status through potential pollution, directly and indirectly through surface runoff and discharge. • The promoter has indicated that a three stage system to ensure there are no adverse impacts to the local water system and Pevensey Levels and aim for betterment • The site is not within a groundwater source protection zone. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Whilst a water course is located along the north of the site and development would potentially impact upon its quality, the promoter has indicated that this will be mitigated as part of the development and therefore there is no significant effect on this SA Objective.
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 greenfield. • There are no known issues with contamination of land. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1099/3360 Name: Land at Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• Therefore, the impacts on this SA Objective are considered to be uncertain at this stage.
SO6	WASTE					• Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development. • 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 is to the north of the existing built form of Westham. The majority of the site (western half) is within an area classified as being 'darker in CPREs light pollution mapping. The south eastern part of the site classified as being 'brighter'. • Given the potential quantum of development, significant light pollution will be introduced. Any development would still need to minimise external lighting and be in compliance with other Local Plan policies on this. • Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. • The site is located approximately 500m from the nearest train station in Westham, which offers services to London, Brighton and Hastings. The bus stop adjacent the site does provide a route to Eastbourne Train Station. There are currently no footpaths located on Peelings Lane in this location. There are footpaths located on Peelings Lane to the south east and south west of the site. Due to the narrow form of Peelings Lane and its steep embankments, pedestrian footpaths could only be provided towards the south west. • 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: 1099/3360 Name: Land at Peelings Lane, Westham
		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. • Given the scale of development proposed, there is likely to be a significant increase in traffic and congestion on the road network, although this may be mitigated to some degree through the provision of services and facilities on the site for residents to access. • Transport surveys and modelling will be required to ascertain the impact on the road network and identify mitigation measures. • Development would also be required to take into consideration noise generated from the A27 to the north of the site and what mitigations would be required for this. • Contamination may be present within the south eastern part of the site around the existing farm buildings and further investigation would be reqiored/ • Other policies within the Local Plan will address matters of air, noise and light pollution and any development will need to be in compliance with the relevant policies. • Given the size of the site it is likely to result in a significant number of additional cars on the road. Therefore, minor negative effects are expected on this SA Objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant Local Plan policies.
SO8	GREEN & BLUE INFRASTRUCTURE					• The mature hedgerows and trees within the site and along its boundaries of the site provide wildlife corridors and stepping stones to the wider countryside and enclose the site from the wider area. • Development of the site would need to seek to retain and enhance the existing hedgerows and trees on the boundaries to maintain and enhance the green infrastructure network. • A number of trees on the southern boundary of the site are protected by group TPO No 19, 198.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1099/3360 Name: Land at Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • The promoter for the site has indicated a significant range of measures to provide and enhance green and blue infrastructure within the site, which will contribute to the wider green infrastructure network. It has been indicated that the site would include community orchards and paddocks, open space areas and a wetlands. • 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. • Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term major positive effects are expected as green and blue infrastructure is enhanced.
SO9	BIODIVERSITY					• The mature hedgerows and trees on the boundaries of the site provide wildlife corridors and stepping stones to the wider countryside. • The trees and hedgerows contribute towards the green infrastructure network of the site as well as to the wider greenfield network. • An area of coastal and floodplain grazing marsh priority habitat is located within the northern and eastern halves of the site and corresponds to the area within Flood plains. • The Pevensey Levels SSSI, SAC and Ramsar site lies adjacent the sites northern boundary. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site. • The site is located partially within the Pevensey Levels Biodiversity Opportunity Area. Development could adversely impact on the objectives of the BOA. • Development would need to carefully consider the priorities and objectives of the BOA and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible. • Other policies within the Local Plan will address the protection and enhancement of biodiversity, as well as the requirement to provide at least 20% BNG together with the

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1099/3360 Name: Land at Peelings Lane, Westham
		S	M	L	Overall	Commentary
						retention and protection of trees, woodlands and hedgerows. Development would need to be in compliance with the relevant polices. • The promoter has indicated as part of the vision document that assuming the grassland areas in any new country park are managed in a way which improved the ecological value, a BNG of over 20% could be easily achieved across the site. • Therefore, a minor negative effect is likely in the short to medium term as the site is developed, however over the longer term major positive effects are expected as the measures to improve biodiversity become established.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately to highly sensitive. This is because of its prominent location and topography, the site provides far reaching views northwards towards the Pevensey Levels SSSI, SAC and Ramsar site and other rural locations north of the site. It is considered that landscape impacts in the central and eastern portions of the site are substantial and that it would not be appropriate to deliver housing in this part of the site. There are two fields in the south western portion of the site (including SHELAA reference 732/3360) that are well screened by existing landscape features and the visual impact of development would be more limited in these locations. • Given the above reasons, it is considered the effects on this SA Objective are minor negative as development of the quantum envisioned on this site would be out of keeping with the general character and appearance of the countryside to the Westham. However, development within the south western parts of the site would be more enclosed and capable of accommodating development.
SO11	HISTORIC & CULTURAL HERITAGE					• The Pevensey and Westham Conservation lies to the south east of the site. This contains a number of Listed Buildings and also Pevensey Castle, which could have their historic setting detrimentally impacted by development. • The Pevensey & Westham Archaeological Notification Area covers the southern part of the site. • It is considered that development within the eastern parts of the site would have a detrimental impact upon the historic assets to the south east of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1099/3360 Name: Land at Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• Any development would need to respect this historic setting and consider what mitigations would be required to lessen the impact of development. • Given the large number of heritage assets in close proximity to the site, including Pevensey Castle, the effect is expected to be minor negative but this could be reduced through suitable mitigation measures.
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 a vehicular access at the south eastern corner of the site onto Peelings Lane. It is considered that this cannot be suitably upgraded to serve development given the steep lined banks of Peelings Lane and it's narrow nature at this section of the site. The site may be able to achieve a vehicular access at the south western corner of the site, however, this would require the widening of Peelings Lane to allow for two lane traffic and pedestrian footpaths. • There are currently no footpaths located on Peelings Lane in this location. There are footpaths located on Peelings Lane to the south east and south west of the site. Due to the narrow form of Peelings Lane and its steep embankments, pedestrian footpaths could only be provided towards the south west. • It is considered that a suitable vehicular and pedestrian access could be provided to the south western parts of the site, therefore the development of the remaining eastern and northern part of the site would not be acceptable. • Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1099/3360 Name: Land at Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• The nearest bus stop is approx. 100m from the site on Peelings Lane and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 500m from the nearest train station in Westham, which offers services to London, Brighton and Hastings. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • Public right of way (Westham 5b) runs north to south through the eastern part 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. • Whilst the site is located adjacent sustainable public transport options and is located within the sustainable settlement of Westham, the effect on SA Objective is currently considered uncertain at this stage given that is 'unknown' whether a suitable vehicular or pedestrian access can be provided to the site. It is important to note that development is only suitable within the south western part of the site as Peelings Lane narrows significant to the east and would not allow for the creation of a suitable vehicular or pedestrian access.
SO14	HOUSING					• The proposed development of up to 400 (net) dwellings will significantly contribute to the Council's housing need. This will be further enhanced by the provision of affordable homes, Lifetime homes and/or self-build/custom homes, but specific details are lacking. • Therefore major positive effects are expected on this SA Objective.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Westham Surgery, approx. 350m to the south east of the site. This cannot currently be accessed by pedestrian footpaths, however, it is likely that these can be provided as part of any development. • The High Weald Lewes Havens CCG has identified significant issues with GP surgery capacity within Westham Parish. Any development is likely to have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Westham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1099/3360 Name: Land at Peelings Lane, Westham
		S	M	L	Overall	Commentary
						• The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. • Given the size of the proposed development, it is considered there would be minor positive effects on this SA Objective through contributions to health and wellbeing enhancements.
SO16	QUALITY OF LIFE & PLACE					• The proposals have indicated that community facilities such as allotments will be provided on site. Furthermore, there will be significant open space provision and the implementation of walkable and cyclable neighbourhoods. • Development will need to comply with other Local Plan policies, which will address matters of design and quality of life within the district as well as the District's Design Code. • Given the above, the effects on this SA Objective are expected to be minor positive.
SO17	SOCIAL DEPRIVATION					• Given the size of the site, it is considered there will be the potential for significant provision of affordable housing, custom and self-build homes and play space contributions as well, which will contribute to quality-of-life improvements. Some of these details have been provided by the promoter however, further information is required. • Given the above, the effects on this SA Objective are expected to be minor positive.
SO18	ECONOMY & EMPLOYMENT					• The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect. • 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: 1099/3360 Name: Land at Peelings Lane, Westham
		S	M	L	Overall	Commentary
	VILLAGE CENTRES					• The site does not contain any existing retail floorspace so there is no loss. • The site is in close proximity to the services and facilities in Hailsham, together with public transport, so future residents would have good access to the town centre. • The development of this site would place future residents within close proximity of the sustainable settlement of Westham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Westham will continue nonetheless.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest nursery and primary school is the Pevensey and Westham Church of England School, approximately 350m to the south east of the site and can be accessed via pedestrian footpaths. • Further primary, secondary and college provision is located within Eastbourne approximately 2km to the south west. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is currently a surplus of education provision within the parish. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated via discussions as part of the planning application process. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 1099/3360	Name: Land at Peelings Lane, Westham																		
SA EFFECTS	SO1 Climate Change	SO2 Climate Change	SO3 Flood Risk	SO4 Water	SO5 Soil, Land & Minerals	SO6 Waste	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape &	SO11 Historic & Cultural	SO12 Digital Infrastructure	SO13 Travel & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Deprivation	SO18 Economy &	SO19 Town & Village	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	The site does not currently benefit from planning permission nor any application for development. Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure and where local residents depend upon other larger settlements to meet a broad range of needs. Westham lies in very close proximity to Eastbourne. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, alone and in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO8 Green & Blue Infrastructure; SO9 Biodiversity SO14 Housing** The promoter for the site has indicated a significant range of measures to provide and enhance green and blue infrastructure within the site, which will contribute to the wider green infrastructure network. It has been indicated that the site would include community orchards and paddocks, open space areas and a wetlands. The promoter has indicated as part of the vision document that assuming the grassland areas in any new country park are managed in a way which improved the ecological value, a BNG of over 20% could be easily achieved across the site. The proposed development of up to 400 (net) dwellings will significantly contribute to the Council's housing need. This will be further enhanced by the provision of affordable homes, Lifetime homes and/or self-build/custom homes, but specific details are lacking. **Minor Positive effects: SO15 Health & Wellbeing and SO16 Quality of Life & Place** Given that the site is in close proximity of health services and that the scale of development is likely to mean some degree of contributions towards and health and wellbeing improvements could be achieved, the effect is considered to be minor positive. The proposals have indicated that community facilities such as allotments will be provided on site. Furthermore, there will be significant open space provision and the implementation of walkable and cyclable neighbourhoods. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO7 Pollution; SO9 Landscape & Townscape and SO11 Historic & Cultural Heritage**

	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. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. Given the size of the site it is likely to result in a significant number of additional cars on the road despite the provision of services and facilities on site as part of the proposals. Therefore, minor negative effects are expected on this SA Objective, specifically in relation to air pollution from traffic emissions. Mitigation measures are likely possible to reduce emissions from buildings through appropriate application of relevant Local Plan policies. Given the above reasons, it is considered the effects on this SA Objective are minor negative as development of the quantum envisioned on this site would be out of keeping with the general character and appearance of the countryside to the Westham. However, development within the south western parts of the site would be more enclosed and capable of accommodating development. Given the large number of heritage assets in close proximity to the site, including Pevensey Castle, the effect is expected to be minor negative, but this could be reduced through suitable mitigation measures. **No significant effect: SO3 Flood Risk; SO4 Water Resources/Quality; SO19 Town & Village Centres and SO20 Education & Skills** Given that the site is at risk of flooding from multiple sources, but that suitable mitigation has been demonstrated via proposals and will be achieved by local plan policies, it is considered that there is no significant effect on this SA Objective. Whilst a water course is located along the north of the site and development would potentially impact upon its quality, the promoter has indicated that this will be mitigated as part of the development and therefore there is no significant effect on this SA Objective. The development of this site would place future residents within close proximity of the sustainable settlement of Westham and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Westham will continue, nonetheless. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO12 Digital Infrastructure; SO13 Travel & Accessibility; SO17 Social Deprivation; SO18 Economy & Employment SO20 and Education & Skills** For the remaining objectives, more information is required to determine the effects**.**

Selected / Rejected for allocation	The proposal for the site is for 300-400 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 150 (net) dwellings in the western part of the site and has been proposed for allocation on this basis. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development due to its prominent location and topography providing far reaching views northwards towards the Pevensey Levels SSSI, SAC and Ramsar site and other rural locations north of the site. It is considered that landscape impacts in the central and eastern portions of the site are substantial and that it would not be appropriate to deliver housing in this part of the site. It is considered possible that a suitable access to the western part of the site, at the junction between Peelings Lane and St John's Drive, adjacent to the recent new development is achievable.

SHELAA Ref: 1132/3280 **SITE:** Sharnfold Farm, Hailsham Road, Stone Cross

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1132/3280 Name: Sharnfold Farm, Hailsham Road, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site incorporates Sharnfold Farm that is a visitor attraction (incorporating a farm shop and cafe) alongside both arable and livestock farming, and residential dwellings. • The site is 31.6ha in size and is proposed for residential development of 350-400 (net) dwellings. The site also includes proposals for 500m2 open space and play space. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 15-minute walk from these amenities and facilities. • The nearest bus stop is approx. 250m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.9km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. The site would require the provision of access via the site to the north to achieve access to these forms of sustainable transport. This is considered possible as the land to the north is under. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • 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. • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Eastbourne), 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1132/3280 Name: Sharnfold Farm, Hailsham Road, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of energy efficiency in new buildings, embodied carbon and sustainable design and construction and any development will need to be in compliance with the relevant policies. • All development will result in an increase in greenhouse gas emissions and therefore a minor negative impact is expected overall. Mitigation measures will need to be identified to minimise the impact as far as possible, although a residual minor negative impact is likely to remain.
SO2	CLIMATE CHANGE ADAPTATION					• The majority of the site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment, although the western part of the site is within Flood Zone 2. There are areas of surface water flood risk located with this western part of the site and also around the lake and Drockmill Hill Gut in the centre of the site. • The site western part of the site is within an area of groundwater concern and is therefore at risk from groundwater flooding. • The site is greenfield and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies. • The specific climate change adaptation measures for the site will need to be identified and the impact on this SA Objective is therefore uncertain at this stage over all timeframes.
SO3	FLOOD RISK					• The majority of the site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment, although the western part of the site is within Flood Zone 2. There are areas of surface water flood risk located with this western part of the site and also around the lake and Drockmill Hill Gut in the centre of the site. • The site western part of the site is within an area of groundwater concern and is therefore at risk from groundwater flooding.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1132/3280 Name: Sharnfold Farm, Hailsham Road, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary
						• The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. This could form part of the green infrastructure provision being proposed. • 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 that the site is at risk of flooding from multiple sources, effects are considered to be uncertain, as mitigation is likely to be possible however there is a lack of detail as to mitigation measures at present for this specific site.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • 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 greenfield agricultural land but not classified within the Agricultural Land Classification system (ALC). • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1132/3280 Name: Sharnfold Farm, Hailsham Road, Stone Cross, BN24 5BU
		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. • 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 proposed quantum of development is likely to introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • 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 stop is approx. 250m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1132/3280 Name: Sharnfold Farm, Hailsham Road, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary
						• The site is located approximately 2.9km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. The site would require the provision of access via the site to the north to achieve access to these forms of sustainable transport. This is considered possible as the land to the north is under. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • The A27 forms the southern boundary of the site and this is likely to generate significant noise that would be required to be mitigated as part of any schemes design. • 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. • 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. • Whilst the site is within close proximity to public transport options and a sustainable settlement, the impact on this SA Objective remains uncertain as much will depend on the implementation of a suitable scheme design that appropriately mitigates the impact of noise from the A27 to the south.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is marked by mature trees and hedgerows on all the site boundaries, which would form excellent wildlife corridors. There are significant trees within the site that are being grown as parts of the sites horticultural use. These provide important stepping stones across the wider area. • Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • The site has proposed that 500m2 square of green infrastructure would be provided as part of development. • 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 is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme that covers the whole site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1132/3280 Name: Sharnfold Farm, Hailsham Road, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary
SO9	BIODIVERSITY					• The Pevensey Levels Biodiversity Opportunity Area (BOA) covers the western part of the site and is therefore likely to have biodiversity value. Development could adversely impact on the objectives of the BOA. • The site is marked by mature trees and hedgerows on all the boundaries, which would form excellent wildlife corridors. There are significant trees within the site that are being grown as parts of the sites horticultural use. These provide important stepping stones across the wider area. • The site has proposed that 500m2 square of green infrastructure would be provided as part of development, which will serve to mitigate some of the loss of biodiversity from the 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. • 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. • Due to the potential harm from development on the BOA, but acknowledging the potential for some degree of mitigation, minor negative effects are expected on this SA Objective.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site landscape moderately sensitive. The A27 provides a strong settlement boundary to Stone Cross and increases the sensitivity to development for this site, although there are small areas of priority habitat deciduous woodland in the wester part of the site. • This is because the site is well enclosed within the landscape and is heavily screened by existing vegetation, meaning the impact of development on the wider landscape would be limited. • Whilst the site is enclosed within the landscape, development of this site would represent a significant encroachment of development within into the countryside to the north west of Stone Cross that does not relate well to existing development to the east. The effect on this SA Objective is therefore minor negative.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1132/3280 Name: Sharnfold Farm, Hailsham Road, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not located within or in close proximity to a conservation area. • The site is not located within an Archaeological Notification Area. • The development of the site may have a detrimental impact upon the setting of two Grade II Listed Buildings located to the north west (Sharnfold Farm Barn and Cowshed) • Further investigations may be required into the potential effect on these assets, as new development in this location could impact this heritage asset. Therefore, effects on this SA Objective are considered to be uncertain at this time.
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 does benefit from an existing vehicular access to Hailsham Road in the northwest of the site. However, further options to achieve pedestrian or vehicular access to the B2104 via land to the east further, south than the existing access would be more suitable to accommodate residential development on the site. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 15-minute walk from these amenities and facilities. • The nearest bus stop is approx. 250m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.9km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. The site would require the provision of access via the site to the east to achieve access to these forms of sustainable transport. This is considered possible as the land to the north is under. The bus stop adjacent the site does provide a route to Eastbourne Train Station.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1132/3280 Name: Sharnfold Farm, Hailsham Road, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • Whilst the site benefits from close proximity to a sustainable settlement and public transport options, it also has existing vehicular access onto Hailsham Road, however, a new access to the east of the site further south along Hailsham through the site that has resolution to grant planning approval (WD/2020/2047/MAO) along the frontage to Hailsham Road. Therefore, the effect on this SA Objective is still minor positive for this specific site.
SO14	HOUSING					• The proposed development of the site for 350-400 (net) dwellings has the potential to significantly contribute to the district's identified housing need and is within a sustainable settlement in line with the Spatial Strategy. • However, no details of the type of homes to be delivered (affordable homes, Lifetime Homes, tenure, self-build plots etc.) have been put forward as yet by the site promoter. • The impact on this SA Objective is expected to be a major positive if this site is brought forward as it will make a significant 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 Stone Cross Surgery, approx. 300m to the south west of the site. This can be reached via pedestrian footpaths on Hailsham Road. • The High Weald Lewes Havens CCG has identified significant issues with GP surgery capacity within Westham Parish. Any development is likely to have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Westham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is a deficiency in 3g playing pitches that should be addressed. The study predominantly recommends that new provision is not required within the Parish but that existing pitches and facilities are protected and enhanced for quality purposes.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1132/3280 Name: Sharnfold Farm, Hailsham Road, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary
						• The site is not a designated Local Green Space nor is it a formal recreational or play space. • Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to be uncertain at this time.
SO16	QUALITY OF LIFE & PLACE					• The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan polices. • 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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be 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 Stone Cross and has access to a frequent bus service with short journey times to Eastbourne and Hailsham. • The development of this site would place future residents within close proximity of the sustainable settlement of Stone Cross and its associated services and amenities.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1132/3280 Name: Sharnfold Farm, Hailsham Road, Stone Cross, BN24 5BU
		S	M	L	Overall	Commentary
						However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Stone Cross will continue nonetheless.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Stone Cross School, approximately 500m to the south of the site and this can be accessed via pedestrian footpaths on Hailsham Road. • Further primary, secondary and college provision is located within Eastbourne, approximately 1.3km to the south of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that any growth within Hailsham would have an increased pressure on nursery, primary and secondary capacity within the Parish. As a result, mitigation would be required in discussion with East Sussex County Council as part of the planning application process. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 1132/3280 Name: Sharnfold Farm, Hailsham Road, Stone Cross, BN24 5BU																			
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	The vast majority of the site does not benefit from planning permission; however, the northeastern part of the site benefits from planning permission for 31 (net) dwellings (WD/2020/2047/MAO). Stone Cross is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO14 Housing** If the site is brought forward, it would make a significant 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 and gypsy and traveller sites if they are to come forward. **Minor positive effects: SO13 Travel & Accessibility** The site is located approximately 2.9km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. The site would require the provision of access via the site to the east to achieve access to these forms of sustainable transport. This is considered possible as the land to the north is under. The bus stop adjacent the site does provide a route to Eastbourne Train Station. A new access to the east of the site further south along Hailsham through the site that has resolution to grant planning approval (WD/2020/2047/MAO) along the frontage to Hailsham Road, would provide pedestrian connectivity to the exiting footpath in this location. **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste; SO9 Biodiversity and SO10 Landscape & Townscape** 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. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development

	Whilst the site is enclosed within the landscape, development of this site would represent a significant encroachment of development within into the countryside to the north west of Stone Cross that does not relate well to existing development to the east. In particular the northwestern corner of the site, which is open to wide views across the landscape and from the settlements to the south. The effect on this SA Objective is therefore minor negative. **No significant effect: SO18 Economy & Employment and SO19 Town & Village Centre** 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 The development of this site would place future residents within close proximity of the sustainable settlement of Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Stone Cross will continue nonetheless. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green and Blue Infrastructure; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 350 – 400 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 89 (net) dwellings in the south eastern part of the site and has been proposed for allocation on this basis. The site is covered by substantial flood risk zone 2 along the western and southwestern boundaries that precludes new residential development in this location, or indeed any formal vehicular access from the A27. The north-western portion of the site (to the west of the existing vehicular access to Sharnfold Farm) is the most open in landscape terms and is rural in nature given its location some distance from Stone Cross itself and is therefore not considered suitable for residential development. The southeastern part of the site is well enclosed by the thick vegetation along the A27 south of the site and by the existing residential dwellings along Hailsham Road to the east. This part of the site also benefits from close proximity to the services and amenities within Stone Cross, which is classified as a sustainable settlement. This part of the site also relates well to the northeastern part of the site which has been granted planning permission for 31 (net) dwellings under planning reference WD/2020/2047/MAO). The development of the whole of this site would be significantly out of keeping with the rural character of the area and surrounding countryside to the northeast of Stone Cross. It would have a detrimental impact upon historic assets in this location and upon priority habitat within the site.

SHELAA Ref: 1153/3280

SITE: Land at and Adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1153/3280 Name: Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed of a residential dwelling, garden and paddocks located at the northern periphery of Stone Cross. • The site is 2.44ha in size and is proposed for residential development of 67 (net) dwellings. • The site is located at the northern periphery of Stone Cross, with linear development associated with the settlement to the east and north of the site and agricultural fields to the south and north that have also been assessed. A small parcel of woodland lies to the west. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 10-minute walk from these amenities and facilities. • The nearest bus stop is approx. 50m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.5km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths and would rely on the private motor vehicle. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • 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. • The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1153/3280 Name: Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
						• However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Eastbourne), 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					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • There is a risk of surface water flooding along the northern boundary and the north eastern part of the site, which would require mitigation. • The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • The site is mostly greenfield and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1153/3280 Name: Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
						• There is a risk of surface water flooding along the northern boundary and the north eastern part of the site, which would require mitigation. • The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. This could form part of the green infrastructure provision being proposed. • Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. • Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk or groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • 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: 1153/3280 Name: Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• The site is predominantly greenfield agricultural land but not classified within the Agricultural Land Classification system (ALC). • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • 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. • 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 proposed quantum of development is likely to introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • 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: 1153/3280 Name: Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross
		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. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 10-minute walk from these amenities and facilities. • The nearest bus stop is approx. 50m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.5km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths and would rely on the private motor vehicle. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • The A27 is located in close proximity to the south and this is likely to generate significant noise that would be required to be mitigated as part of any schemes design. • 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. • 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. • Whilst the site is within close proximity to public transport options and a sustainable settlement, the impact on this SA Objective remains uncertain as much will depend on the implementation of a suitable scheme design that appropriately mitigates the impact of noise from the A27 to the south.
SO8	GREEN & BLUE INFRASTRUCTURE					• There are substantial mature trees and hedgerows along the boundaries of the site, particularly to the south lining the A27 corridor. There is a small number of trees located in the garden within the eastern part of the site. • A parcel of woodland forms the western boundary of the site.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1153/3280 Name: Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • 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 is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme that covers the whole site.
SO9	BIODIVERSITY					• There are no designated biodiversity sites, Priority Habitats or irreplaceable habitats within or in close proximity to the site. • The site is not within or in close proximity to a Biodiversity Opportunity Area (BOA), • There are substantial mature trees and hedgerows along the boundaries of the site, particularly to the south lining the A27 corridor. These provide wildlife corridors to the woodland to the west of the site and the countryside to the north. • 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. • 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 as much will depend on the mitigation measures implemented alongside any development.
SO10	LANDSCAPE & TOWNSCAPE					• The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive. This is because the site is well enclosed on all boundaries by existing landscape buffers which limits the impact of development on the wider landscape. • Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1153/3280 Name: Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • The site is not affected by an Archaeological Notification Area (ANA). • No significant effects are expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • 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 vehicular access to the site via the existing dwelling fronting onto Hailsham Road, which could be upgraded to provide a suitable vehicular access to the site. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 10-minute walk from these amenities and facilities. • The nearest bus stop is approx. 50m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.5km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths and would rely on the private motor vehicle. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1153/3280 Name: Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
						• The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street.
SO14	HOUSING					• The site is proposing 67 (net) dwellings which has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (Stone Cross). • 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 and gypsy and traveller sites if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Stone Cross Surgery, approx. 300m to the south of the site. This can be reached via pedestrian footpaths on Hailsham Road. • The High Weald Lewes Havens CCG has identified significant issues with GP surgery capacity within Westham Parish. Any development is likely to have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Westham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space. The site is located in close proximity to the Coopers Recreation Field to the north. • Given the lack of details on the proposal aside from housing numbers, the effects on this SA Objective are considered to be uncertain at this time.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1153/3280 Name: Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be 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 Stone Cross and has access to a frequent bus service with short journey times to Eastbourne and Hailsham. • The development of this site would place future residents within close proximity of the sustainable settlement of Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Stone Cross will continue nonetheless.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1153/3280 Name: Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross
		S	M	L	Overall	Commentary
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Stone Cross School, approximately 300m to the south of the site and this can be accessed via pedestrian footpaths on Hailsham Road. • Further primary, secondary and college provision is located within Eastbourne, approximately 1.2km to the south of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is currently a surplus of education provision within the parish. • The impact is likely to be minor positive in the short term in regard to skills and training in construction, however given the size of the site there may be some degree of pressure on school place provision which would need to be investigated. Therefore, the effects over the longer term are uncertain at this time.

SUMMARY OF RESULTS:	Site No: 1153/3280				Name: Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross															
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	The site does not currently benefit from planning permission nor any application for development. Stone Cross is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects:** None **Minor positive effects: SO3 Flood Risk; SO13 Travel and Accessibility and SO14 Housing** Given the site is not at risk of fluvial flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk or groundwater flooding, the impact on this SA Objective is likely to be minor positive over all timeframes. The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stops and the existing pedestrian access, as well as the short journey times to Hailsham High Street and Eastbourne Town Centre. 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 and gypsy and traveller sites if they are to come forward **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation and SO6 Waste** 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. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. **No significant effect: SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO18 Economy & Employment and SO19 Town & Village Centre**

	Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. The development of the site would not impact upon any heritage or cultural assets; therefore no significant effects are expected on this SA Objective. 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 The development of this site would place future residents within close proximity of the sustainable settlement of Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Stone Cross will continue nonetheless. **Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The proposal for the site is for 67 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 60 (net) dwellings and has been proposed for allocation on this basis. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to a high order settlement (Eastbourne). The site is well enclosed within the landscape and has no impact on any cultural or heritage assets, although some landscape mitigation would be required as part of any development. The development of the site would be required to provide a new vehicular access and improve pedestrian footpaths to Stone Cross. The development of this site would be required to take into consideration the residential amenity of existing occupiers and provide mitigation to the surface water flood risk located within the site. The western portion of the site is constrained by a pylon line, which travels in a north westerly direction across the site.

SHELAA Ref: 1187/3280 **SITE:** Land North of St Michaels Close, Stone Cross

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1187-3280 Name: Land north of St Michaels Close, Stone Cross
		S	M	L	Overall	Commentary
SO1	CLIMATE CHANGE MITIGATION					• The site is formed of vacant shrubland that is now significantly overgrown at the northern periphery of Stone Cross. • The site is 0.66ha in size and is proposed for residential development of 9 (net) dwellings. The applicant has indicated that these could be provided as either market and affordable dwellings, self-build and custom house build plots or Gypsy and Traveller Accommodation. The eastern part of the site has achieved permission in principle on appeal for a minimum of 7 (net) dwellings and maximum of 9 (net) dwellings under planning reference WD/2021/1759/PIP. The remaining western part of the site without planning permission is considered suitable for a small number of dwellings should a suitable access be achieved to this part of the site via the newer development recently granted permission. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 5-minute walk from these amenities and facilities, which can be accessed via pedestrian footpaths on Hailsham Road and Dittons Road. • The nearest bus stop is approx. 150m to the south of the site on Dittons Road and this provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.5km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths and would rely on the private motor vehicle. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • 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: 1187-3280 Name: Land north of St Michaels Close, Stone Cross
		S	M	L	Overall	Commentary
						• The site complies with the overall Spatial Strategy for the district as it is located within short distance of a sustainable settlement which can be accessed via public transport. • However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Eastbourne), 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					• The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. • The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • The site is greenfield, and development of the site would introduce impermeable surfaces, which could make the site vulnerable to the impacts of climate change, specifically surface water flood risk and overheating. • 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.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1187-3280 Name: Land north of St Michaels Close, Stone Cross
		S	M	L	Overall	Commentary
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 within the site. • The site is not within an area of groundwater concern and is therefore not at risk from groundwater flooding. • The proposed development for the site is appropriate for the flood zone identified. • Mitigation measures will need to be provided in terms of managing surface water runoff. This could form part of the green infrastructure provision being proposed. • 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 water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes.
SO4	WATER RESOURCES & QUALITY					• Wealden has been identified as an area of serious water stress. • Development of this site will increase the demand for water consumption and wastewater treatment. • The site is not within a groundwater source protection zone. • There are no watercourses within the site or in close proximity. Therefore, potential for water pollution is minimal. • Other policies within the Local Plan will address the protection of the water environment, water infrastructure and water efficiency and any development will need to be in compliance with the relevant policies. • Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021. • Given the proposed quantum of development, it is considered there will be no significant effect on this SA Objective and that mitigation through good design and compliance with local plan policies will address water efficiency.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1187-3280 Name: Land north of St Michaels Close, Stone Cross
		S	M	L	Overall	Commentary
SO5	SOIL, LAND & MINERALS					• The site is predominantly greenfield agricultural land but not classified within the Agricultural Land Classification system (ALC). • The site is not safeguarded for minerals or waste operations. • There are no known issues with contamination of land. • 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. • 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 proposed quantum of development is likely to introduce light pollution to the area. • However, the site is within an area classed as being 'brighter' by CPREs light pollution mapping and therefore impacts may not be significant and mitigation possible. • 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: 1187-3280 Name: Land north of St Michaels Close, Stone Cross
		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. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 5-minute walk from these amenities and facilities, which can be accessed via pedestrian footpaths on Hailsham Road and Dittons Road. • The nearest bus stop is approx. 150m to the south of the site on Dittons Road and this provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.5km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths and would rely on the private motor vehicle. The bus stop adjacent the site does provide a route to Eastbourne Train Station. • The A27 forms the northern boundary of the site and this is likely to generate significant noise that would be required to be mitigated as part of any schemes design. • 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. • 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. • Whilst the site is within close proximity to public transport options and a sustainable settlement, the impact on this SA Objective remains uncertain as much will depend on the implementation of a suitable scheme design that appropriately mitigates the impact of noise from the A27 to the south.
SO8	GREEN & BLUE INFRASTRUCTURE					• The site is significantly overgrown and contains a significant number of trees and hedgerows located within the site and along its boundaries.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1187-3280 Name: Land north of St Michaels Close, Stone Cross
		S	M	L	Overall	Commentary
						• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. • 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 is considered to be uncertain at this time as much will depend on the implementation of a suitable landscape scheme that covers the whole site.
SO9	BIODIVERSITY					• The site is not within or in close proximity to a Biodiversity Opportunity Area (BOA), • There are substantial mature trees and hedgerows along the boundaries of the site, particularly to the north lining the A27 corridor. These provide wildlife corridors to the west of the site. • The site is formed wholly of priority habitat deciduous woodland and development would require the removal of this, which would have an impact upon the biodiversity of the site. This impact is limited to the site only as the site is enclosed within the existing built form of Stone Cross. • 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. • 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 minor negative as development would require the removal of priority habitat, albeit the impact is lessened by the sites location within the built form of Stone Cross.
SO10	LANDSCAPE & TOWNSCAPE					• The site was not specifically assessed within the 2023 Landscape Sensitivity Assessment.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1187-3280 Name: Land north of St Michaels Close, Stone Cross
		S	M	L	Overall	Commentary
						• Given the fact there are no details as to the design and layout of proposed development but given the size of the site and the fact it is well integrated into the existing settlement, no significant effect is expected on this SA Objective.
SO11	HISTORIC & CULTURAL HERITAGE					• The site is not within a conservation area and there are no listed buildings within the site or in close proximity. • The site is not affected by an Archaeological Notification Area (ANA). • No significant effects are expected on this SA Objective.
SO12	DIGITAL INFRASTRUCTURE					• Due to Wealden's rural infrastructure the district broadband service lags behind national levels, with only 47% of all premises (residential and business) covered by at least one broadband operator for a fixed download speed. • 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 planning permission that was granted for the site demonstrated that a suitable vehicular access could be achieved for the site from Hailsham Road to the east. • Stone Cross is classed as a service centre within the settlement hierarchy due to it acting as a service centre with a range of jobs, services and facilities, serving predominantly nearby communities and the wider rural area but with accessibility to the larger centre of Eastbourne (directly to the south). The site is within a 5-minute walk from these amenities and facilities. • The nearest bus stop is approx. 50m from the site on Hailsham Road and provides a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. • The site is located approximately 2.5km from the nearest train station in Westham, which offers services to London, Brighton and Hastings. This sustainable form of public transport cannot be accessed via pedestrian footpaths and would rely on the private motor vehicle. The bus stop adjacent the site does provide a route to Eastbourne Train Station.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1187-3280 Name: Land north of St Michaels Close, Stone Cross
		S	M	L	Overall	Commentary
						• Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be minor positive given the proximity of the site to Stone Cross, as well as bus stops which provide short journey times to Hailsham High Street and Eastbourne Town Centre.
SO14	HOUSING					• The site proposed for residential development of 9 (net) dwellings, which has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (Stone Cross). • 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 and gypsy and traveller sites if they are to come forward.
SO15	HEALTH & WELLBEING					• The nearest health services are at the Stone Cross Surgery, approx. 250m to the south of the site. This can be reached via pedestrian footpaths on Hailsham Road. • The High Weald Lewes Havens CCG has identified significant issues with GP surgery capacity within Westham Parish. Any development is likely to have some impact on GP capacity. • The Wealden Open Space Study 2022 concludes that there is not a deficit of open space within Westham Parish. The Study priorities exploring opportunities to increase quantity shortfalls and to improve existing open space within the Parish. • The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is no deficiency in provision of sports pitches within the Parish however it does make recommendations that pitches and facilities are protected and enhanced for quality purposes. • The site is not a designated Local Green Space nor is it a formal recreational or play space.

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1187-3280 Name: Land north of St Michaels Close, Stone Cross
		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. • Due to the lack of information on scheme design and affordable housing provision, the effect is considered to be 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 Stone Cross and has access to a frequent bus service with short journey times to Eastbourne and Hailsham. • The development of this site would place future residents within close proximity of the sustainable settlement of Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there

SUSTAINABILITY OBJECTIVE		Effects				Site No: 1187-3280 Name: Land north of St Michaels Close, Stone Cross
		S	M	L	Overall	Commentary
						would be no significant effect on this SA Objective as the viability and long-term vitality of Stone Cross will continue nonetheless.
SO20	EDUCATION & SKILLS					• There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. • The nearest primary is Stone Cross School, approximately 300m to the south of the site and this can be accessed via pedestrian footpaths on Hailsham Road. • Further primary, secondary and college provision is located within Eastbourne, approximately 1.2km to the south of the site. • Information from East Sussex County Council, as the education provider for state schools, indicates that there is currently a surplus of education provision within the parish. • 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 due to the small scale of proposed development.

SUMMARY OF RESULTS:	Site No: 1187/3280 Name: Land north of St Michaels Close, Stone Cross																			
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	The eastern part of the site has achieved permission in principle on appeal for a minimum of 7 (net) dwellings and maximum of 9 (net) dwellings under planning reference WD/2021/1759/PIP.. Stone Cross is classed as a sustainable settlement in the Settlement Hierarchy, and there are a number of potential sites put forward for development in and around the town. Should this site come forward for development, together with other land within the area, further work will need to be undertaken to understand the impact on the transport network (through a county-wide transport model) and other infrastructure such as education, health services and community facilities. However, it is acknowledged that development of this site, in combination with other sites, will result in pressures on infrastructure, built and natural.
Summary	**Major positive effects: SO3 Flood Risk** Given the site is not at risk of fluvial or surface water flooding, and that policies within the plan will provide for suitable mitigation for surface water runoff, the impact on this SA Objective is likely to be major positive over all timeframes. **Minor positive effects: SO13 Travel and Accessibility and SO14 Housing** The impact on this SA Objective is considered to be minor positive given the proximity of the site to Stone Cross, as well as bus stops which provide short journey times to Hailsham High Street and Eastbourne Town Centre. 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 and gypsy and traveller sites if they are to come forward **Major negative effects:** None **Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO9 Biodiversity** 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. The impact on this SA Objective is likely to be minor negative in both construction and operation of any development. The impact on this SA Objective is considered to be minor negative as development would require the removal of priority habitat, albeit the impact is lessened by the sites location within the built form of Stone Cross.

	No significant effect: S04 Water Resource/Quality; SO10 Landscape & Townscape; SO11 Historic & Cultural Heritage; SO15 Health & Wellbeing; SO18 Economy & Employment and SO19 Town & Village Centre Given the proposed quantum of development on site, it is considered there will be no effect on SA Objectives 4, 15 and 20. Given the fact the site is well integrated into the existing settlement, no significant effect is expected on this SA Objective. The development of the site would not impact upon any heritage or cultural assets; therefore, no significant effects are expected on this SA Objective. 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 The development of this site would place future residents within close proximity of the sustainable settlement of Stone Cross and its associated services and amenities. However, due to the scale of potential development on this site, it is considered there would be no significant effect on this SA Objective as the viability and long-term vitality of Stone Cross will continue, nonetheless. **Uncertain: SO2 Climate Change Adaption; SO5 Soil, Land & Minerals; SO7 Pollution; SO8 Green and Blue Infrastructure; SO11 Historic & Cultural Heritage; SO12 Digital Infrastructure; SO16 Quality of Life & Place; SO17 Social Deprivation and SO20 Education & Skills** For the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site is not taken forward for allocation as residential development has already been granted for the majority of this site. The development of the western part of the site without planning permission would have a detrimental impact upon the priority habitat within this part of the site.