# Appendix A11ee Parish: Withyham

**SHELAA Ref:** 576/1110

**SITE:** Land to Rear of Cooks Corner Farm and to the North of Houses Fronting London Road, Crowborough

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 576/1110 | Name: Land to rear of Cooks Corner Farm and to the north of houses fronting London Road, Crowborough |
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| | | S | M | L | Overall | Commentary | |
| SO1 | CLIMATE CHANGE MITIGATION | | | | | • The site comprises of a residential dwelling and amenity land to the rear of the property.<br>• The site is 1.33ha in size and is proposed for 36 (net) dwellings. It is noted that the site was refused outline planning permission at appeal for 31 (net) dwellings under WD/2021/1699/MAO in April 2023.<br>• The site lies to the northwest of Crowborough, which is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment).<br>• The nearest bus stop lies approximately 350m to the southeast of the site on London Road and can be accessed via pedestrian footpaths. The nearest train station is Crowborough, and this lies approximately 3km to the southeast of the site and can only realistically be accessed via public transport or the private motor vehicle.<br>• 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.<br>• Development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Hailsham, Eastbourne), increasing emissions, although mitigation measures such as EV charging infrastructure could address this.<br>• 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.<br>• 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. | |

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| | | | | | | • 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 and there is no risk of surface water flooding.<br>• The site is not within an area of groundwater concern.<br>• The site passes the sequential test in terms of flood risk for the proposed uses.<br>• 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.<br>• 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.<br>• The site is not within an area of groundwater concern.<br>• The proposed development for the site is appropriate for the flood zone identified.<br>• 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.<br>• 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.<br>• 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 |

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| SO4 | WATER RESOURCES & QUALITY | | | | | • Wealden has been identified as an area of serious water stress.<br>• Development of this site will increase the demand for water consumption and wastewater treatment.<br>• The site is not within a groundwater source protection zone.<br>• There are no water courses located within close proximity to the site.<br>• 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.<br>• Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.<br>• 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 not classified as agricultural land.<br>• The site is partly brownfield land.<br>• The site is not safeguarded for waste or minerals operations.<br>• There are no known issues with contamination of land and given its current use contamination is unlikely.<br>• 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.<br>• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.<br>• 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.<br>• Therefore, the impacts on this SA Objective are considered to be uncertain at this stage |

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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.<br>• Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies.<br>• The impact on this SA Objective is likely to be minor negative in both construction and operation of any development |
| SO7 | POLLUTION | | | | | • The site lies at the northern periphery of Crowborough, to the rear of existing residential development, and is within an area that is considered to be somewhat bright by CPREs light pollution mapping. Development of this scale is likely to introduce light pollution however, it is considered that suitable mitigation can be implemented to reduce any impacts.<br>• 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.<br>• 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.<br>• The development of the site will result in an increase in traffic during construction and operation, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well.<br>• The site lies to the northwest of Crowborough, which is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment).<br>• The nearest bus stop lies approximately 350m to the southeast of the site on London Road and can be accessed via pedestrian footpaths. The nearest train station is Crowborough, and this lies approximately 3km to the southeast of the site and can only realistically be accessed via public transport or the private motor vehicle. However, given |

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| | | | | | | the scale of development proposed, a degree of car use is likely to remain with the potential to impact on air pollution.<br>• There are no sources of noise pollution affecting the site.<br>• 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.<br>• 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 significant trees and hedgerows located along site boundaries provide good wildlife corridors and steppingstones to the wider area to the north of the site.<br>• Development would need to seek to retain and enhance the existing hedgerows and trees on the boundaries of the site to maintain and enhance the green infrastructure network.<br>• 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 and make a positive contribution to nature recovery.<br>• 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.<br>• A landscaping scheme was provided as part of the refused planning permission for the site.<br>• No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time. |
| 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.<br>• The site is not within a Biodiversity Opportunity Area (BOA). |

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| | | | | | | • The site is within the 7km zone of Ashdown Forest SPA and will therefore require mitigation in the form of contributions to SANG and SAMM provision.<br>• Any development would need to provide a minimum of 10% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity.<br>• Development of the site would need to seek to retain and enhance the existing hedgerows and trees on site boundaries as they are likely to have biodiversity value.<br>• Other policies within the Local Plan will address matters of the retention, protection and creation of habitats and biodiversity, and any development will need to be in compliance with the relevant policies.<br>• No detailed scheme for the site has been put forward as of yet and so the effects on this SA Objective are considered to be uncertain at this time. |
| SO10 | LANDSCAPE & TOWNSCAPE | | | | | • The site is within the Crowborough North assessment unit of the 2023 Landscape Sensitivity Assessment, which states that this area is of moderate to high landscape sensitivity to residential development due to its location within the High Weald National Landscape and the rural edge it provides to Crowborough's settlement edge, which are all evident for this site.<br>• The development of the site would result in the loss of land location within the High Weald National Landscape. Mitigation would be required to lessen the impact of developing this site on landscape to the north.<br>• Given the site would result in the loss of land within the High Weald National Landscape, but taking into consideration that mitigation methods could be provided, the effect on this SA Objective is considered to be minor negative. |
| SO11 | HISTORIC & CULTURAL HERITAGE | | | | | • The site is not within a Conservation Area, there are no listed buildings on site or in the vicinity of the site and it is outside of any Archaeological Notification Area (ANA) and therefore there is no significant effect 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. |

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| | | | | | | • 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.<br>• The impact on this SA Objective is currently uncertain. |
| SO13 | SUSTAINABLE TRAVEL & ACCESSIBILITY | | | | | • The residential dwelling included within the site has an existing vehicular access from London Road, which could be upgraded to provide a suitable vehicular access to the site.<br>• The site lies to the northwest of Crowborough, which is classed as a sustainable settlement within the settlement hierarchy due to its mainline train station, which offers a frequent and sustainable mode of transport for people to other settlements as well as extensive services and facilities (including retail, leisure and employment).<br>• The nearest bus stop lies approximately 350m to the southeast of the site on London Road and can be accessed via pedestrian footpaths. The nearest train station is Crowborough, and this lies approximately 3km to the southeast of the site and can only realistically be accessed via public transport or the private motor vehicle. The train station offers an hourly train service to Uckfield and to London Bridge via Oxted.<br>• It is approximately a 23-minute walk to Crowborough High Street.<br>• There is no PRoW that pass through the site or along its boundaries.<br>• 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.<br>• The impact on this SA Objective would be considered to be minor positive, given the sites location within a sustainable settlement, public transport connections and proximity to Crowborough Town Centre, which can be accessed on foot. |
| SO14 | HOUSING | | | | | • The proposed development of this site has the potential to contribute to the district's identified housing need and is located adjacent a sustainable settlement (Crowborough).<br>• There are no details as to the quantum or mix (affordable, market, Lifetime homes etc.) of housing that could be delivered on the site. |

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| | | | | | | • However, it is promoted for residential development, and this will contribute to the district's identified housing within a sustainable settlement and with access to sustainable transport.<br>• The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. |
| SO15 | HEALTH & WELLBEING | | | | | • The site will require a Health Impact Assessment as part of any development as it is proposed for more than 10 (net) dwellings.<br>• The nearest health services are at Saxonbury House Medical Group, approx. 1.1 km to the south-east of the site. This can be reached via public transport or pedestrian footpaths.<br>• The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Crowborough. Given the proposed scale of development for this site, it is unlikely to have a significant impact on GP capacity.<br>• The Wealden Open Space Study 2022 concludes that there is a deficit in amenity greenspace and play provision within Crowborough Parish. It also prioritises exploring opportunities to expand existing provision to cater for a wider range of age ranges at sites such as Adam Close Play Area (this site).<br>• 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.<br>• The site is not a designated Local Green Space nor is it a formal recreational or play space.<br>• The site is not proposing improvements to sport and recreation provision or to health service provision. However, given its size and scale, contributions towards such provision are likely to be achieved.<br>• 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. |

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| 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.<br>• 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.<br>• With no details in terms of the scale, layout or design of the site, at the moment, the effect on this SA Objective is uncertain in relation to quality of life and social inclusion factors |
| SO17 | SOCIAL DEPRIVATION | | | | | • The development of the site could provide both market and affordable housing, and this is likely to address issues of deprivation, disadvantage and poverty.<br>• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan.<br>• Due to the lack of detail on the provision of facilities, design and affordable housing, the impact on this SA Objective is considered to be uncertain at this stage. |
| SO18 | ECONOMY & EMPLOYMENT | | | | | • The proposed development is for housing only and therefore jobs may be created in the short term in relation to construction, having a minor positive effect.<br>• 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.<br>• The site does not contain any existing retail floorspace so there is no loss.<br>• Other policies within the Local Plan will deal specifically with town and village centres and their viability and vitality.<br>• The development of this site would place future residents within close proximity of the sustainable settlement of Crowborough 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 Crowborough will continue nonetheless. |

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| SO20 | EDUCATION & SKILLS | | | | | • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships.<br>• The Warren Day Nursery lies adjacent the northwestern boundary of the site. The nearest primary school is St Mary's Catholic Primary School, approx. 1.4 km southeast of the site. The school can be accessed via bus services and walking (approx. 20-minute journey) although it is most likely this would be via private car.<br>• Further primary, secondary and college provision is located within Crowborough, with Beacon Academy 6th Form, approx. 1.5km from the site.<br>• Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area.<br>• East Sussex County Council is currently considering options for creating additional special school places at Grove Park School in Crowborough (1.5 miles from the site).<br>• The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective. |

| SUMMARY OF RESULTS: | Site No: 576/1110 | Name: Land to rear of Cooks Corner Farm and to the north of houses fronting London Road, Crowborough | | | | | | | | | | | | | | | | | | |
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| 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: | |
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| 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:<br>• Climate change adaptation and mitigation<br>• Biodiversity creation, protection and enhancement<br>• Flood risk – including surface water flood risk / drainage.<br>• Landscape and townscape<br>• Health and wellbeing<br>• Sustainable transport |

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| | • Infrastructure |
| **Cumulative Effects** | The site does not currently benefit from planning permission nor any application for development. Crowborough is a large 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**<br>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.<br><br>**Minor positive effects: SO13 Travel & Accessibility; SO14 Housing**<br><br>The impact on this SA Objective would be considered to be minor positive, given the sites location within a sustainable settlement, public transport connections and proximity to Crowborough Town Centre, which can be accessed on foot.<br><br>The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward.<br>**Major negative effects:** None<br>**Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape**<br>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.<br>The impact on this SA Objective is likely to be minor negative in both construction and operation of any development.<br>Given the site would result in the loss of land within the High Weald National Landscape, but taking into consideration that mitigation methods could be provided, the effect on this SA Objective is considered to be minor negative.<br>**No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills** |

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| | 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.<br><br>The site is not within a Conservation Area, there are no listed buildings on site or in the vicinity of the site and it is outside of any Archaeological Notification Area (ANA) and therefore there is no significant effect on this SA Objective<br><br>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<br><br>Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the vitality of Tunbridge Wells.<br><br>**Uncertain: SO2 Climate Change Adaption; S04 Water Resource/Quality; SO5 Soil, Land & Minerals; SO8 Green and Blue Infrastructure; SO9 Biodiversity; SO12 Digital Infrastructure; SO15 Health & Wellbeing; SO16 Quality of Life & Place and SO17 Social Deprivation.**<br><br>For the remaining objectives, more information is required to determine the effects. |
| **Selected / Rejected for allocation** | The proposal for the site is for 36 (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.<br><br>The site is within a sustainable location for growth, close to existing services and facilities and has access via public transport to Crowborough Town Centre. The development of the site is required to take into consideration the sites location within the High Weald National Landscape and this would require a high quality and low-density scheme with significant landscaping to limit these impacts. The site would be required to provide pedestrian and vehicular access to the site and to consider neighbouring residential amenity. It is considered that a larger quantum of development would have an adverse visual amenity impact on the rural landscape character of the area. |

**SHELAA Ref:** 213/2040

**SITE:** Land south of Back Lane and to the west of the railway line, Groombridge

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 213/2040 | Name: Land south of Back Lane and to the west of the railway line, Groombridge |
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| | | S | M | L | Overall | Commentary | |
| SO1 | CLIMATE CHANGE MITIGATION | | | | | • The site is formed of agricultural land, a residential dwelling and garden and a sand school.<br>• The site is 3.24ha in size and the applicant proposed up to 35 (net) dwellings, however, the site is currently subject to an ongoing application for 15 (net) dwellings under planning reference WD/2023/2472/MAJ.<br>• The nearest bus stops lie approximately 200m to the east of the site and can be accessed via public footpaths on Lewes Road.<br>• Groombridge Railway Station lies approximately 50m to the north of the site however, this is a heritage steam railway line only and does not provide regular train services, therefore it is not considered as a sustainable public transport option. Eridge Railway Station lies approximately 2.3km to the southeast of the site, although the only reasonable access to the station is via private motor vehicle.<br>• 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.<br>• Groombridge is classified 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: 213/2040 Name: Land south of Back Lane and to the west of the railway line, Groombridge |
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| | | S | M | L | Overall | Commentary |
| | | | | | | • The site complies with the overall Spatial Strategy for the district as it is located within a sustainable settlement.<br>• However, development of the site is still likely to result in some degree of increase in car use to reach other settlements (i.e. Crowborough and Tunbridge Wells), increasing emissions. Although the current proposal is providing mitigation measures to address this including the provision of cycle parking and an electric vehicle charging point for each dwelling.<br>• 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.<br>• The ongoing planning application for the site is proposing a range of measures to mitigate against the impacts of climate change and to create a sustainable development. The energy statement submitted as part of the application demonstrates that a 69% reduction in emissions can be achieved through the installation of air source heat pumps.<br>• 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.<br>• 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 lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is also no risk of surface water flooding within the site.<br>• The site is not at risk of groundwater flooding.<br>• 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. The Flood Risk Assessment submitted as part of the planning application does indicate that the surface water flood will be addressed via mitigation by the provision of an adequate surface water drainage strategy. |

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| | | | | | | • Other policies within the Local Plan will address the provision of climate change adaptation measures such as green and blue infrastructure and any development will need to be in compliance with the relevant policies.<br>• The proposals of part of the ongoing planning application have indicated the climate change adaptions that will be made as part of any development and should these come forward, then the effect on this SA Objective is considered to be minor positive. |
| SO3 | FLOOD RISK | | | | | • The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment and there is no risk of surface water flooding.<br>• The site is not at risk of groundwater flooding.<br>• Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. The Flood Risk Assessment submitted as part of the planning application indicates that this will be mitigation by the provision of an adequate surface water drainage strategy.<br>• 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.<br>• Given the site is not at risk of fluvial flooding and the site is proposing suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be a minor positive effect over all timeframes. |
| SO4 | WATER RESOURCES & QUALITY | | | | | • Wealden has been identified as an area of serious water stress.<br>• Development of this site will increase the demand for water consumption and wastewater treatment.<br>• The site lies within a groundwater source protection zone and further investigation would be required to minimise the impacts upon this.<br>• The site is not within a groundwater source protection zone.<br>• There are no watercourses within the site.<br>• 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. |

| SUSTAINABILITY OBJECTIVE | | Effects | | | | Site No: 213/2040 Name: Land south of Back Lane and to the west of the railway line, Groombridge |
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| | | | | | | • The Energy Statement submitted as part of the ongoing planning application demonstrated that all residential dwellings will be designed and constructed to the required water efficiency.<br>• Development will also need to comply with the most up to date Building Regulations, as relevant, and the requirements of the Environment Act 2021.<br>• It is expected that should the measures put forward as part of the planning application come forward, minor positive effects will be likely on this SA Objective, as although the design of the scheme will ensure water efficiency, 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 a greenfield site in agricultural use but is not classified under the Agricultural Land Classification Survey.<br>• The site is not safeguarded for minerals or waste operations.<br>• There are no known issues with contamination of land based on the evidence submitted as part of the planning application.<br>• 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.<br>• Mitigation measures will need to be identified, which safeguard the soils health, particularly during construction.<br>• The ongoing planning application for the site does propose to enhance biodiversity and landscape features of the site, which may help safeguard soil health, however, this is far from certain and there will be soil excavation as part of any development.<br>• 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.<br>• The impacts on this SA Objective are considered to be uncertain at this stage as much will depend on the implementation of approved development. |
| SO6 | WASTE | | | | | • Suitable mitigation measures will need to be identified to reduce the impact of waste as far as possible in both the construction and operation of any development.<br>• The ongoing planning application for the site confirms within the Sustainability and Energy Statement that mitigations to reduce waste will be implemented. |

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| | | | | | | • Policies within the Local Plan will address matters of waste management and any development will need to be in compliance with the relevant policies.<br>• 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 |
| SO7 | POLLUTION | | | | | • The site is located within an area of the district deemed to be 'darker by CPREs light pollution mapping. The introduction of development of this scale is likely to have a significant effect on light pollution, although some mitigation may possible via Local Plan policies.<br>• 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.<br>• 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.<br>• 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.<br>• The nearest bus stops lie approximately 200m to the east of the site and can be accessed via public footpaths on Lewes Road.<br>• Groombridge Railway Station lies approximately 50m to the north of the site however, this is a heritage steam railway line only and does not provide regular train services, therefore it is not considered as a sustainable public transport option. Eridge Railway Station lies approximately 2.3km to the southeast of the site, although the only reasonable access to the station is via private motor vehicle.<br>• 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.<br>• The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect |

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| | | | | | | in the longer term and overall, as the site is within close proximity to public transport options, helping to reduce air pollution from travel. |
| SO8 | GREEN & BLUE INFRASTRUCTURE | | | | | • There are mature hedgerows and trees on site boundaries. There are also a number of mature trees and hedgerows located at sporadic points within the site. A tree along the northern boundary of the site is protected by TPO No 89,198. These provide excellent wildlife corridors and stepping stones to the wider area.<br>• There is a number of trees and hedgerows located within the boundary of the site.<br>• The landscape scheme for the ongoing application is seeking to create new tree and woodland block planting, orchards and SuDS pond to reduce the visual impact of development upon the rural setting of Groombridge.<br>• Any development would need to provide a minimum of 10% biodiversity net gain (BNG) on site and/or off-site, which would contribute to the green and blue infrastructure network. The applicant has confirmed within the SHELAA application form that they will be providing enough open space to achieve these requirements.<br>• 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.<br>• The impact is expected to be minor negative in the short-term during construction. In the medium to longer term the effect is considered to be minor positive effects as the green and blue infrastructure enhancement measures if the proposed development become established. |
| SO9 | BIODIVERSITY | | | | | • There are no designated biodiversity sites within the site. There is a parcel of priority habitat deciduous woodland located a short distance to the south.<br>• There are no irreplaceable habitats within the site or in proximity to the site.<br>• Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site.<br>• There are mature hedgerows and trees on site boundaries. There are also a number of mature trees and hedgerows located at sporadic points within the site. A tree along the |

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| | | | | | | northern boundary of the site is protected by TPO No 89,198. These provide excellent wildlife corridors and stepping stones to the wider area.<br>• 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.<br>• 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.<br>• The impact is expected to be minor negative in the short term as there could be adverse effects on habitats and/or species during construction. In the medium to longer term the effect is considered to be minor positive effects as enhancement to biodiversity from the proposed development become established. |
| SO10 | LANDSCAPE & TOWNSCAPE | | | | | • The Council's 2023 Landscape Sensitivity Assessment for Groombridge confirms that this site is of moderate-high sensitivity to residential development. The sites High Weald National Landscape location, rural and tranquil character and proximity to the Wealdway increase sensitivity. However, sensitivity is lessened by surrounding woodland, which encloses the site, and the sites historic field pattern has also been eroded.<br>• The site lies wholly within the High Weald National Landscape.<br>• As part of the planning application for the site, the applicant has sought to limit the impacts of development on landscape and townscape.<br>• Other policies within the Local Plan will address matters of protecting and enhancing landscape character and any development will need to be in compliance with the relevant policies.<br>• Given the above reasons, it is considered the effects on this SA Objective are minor negative as development within the site would result in a landscape impact and the loss of land within the High Weald National Landscape, although the mitigations implemented as part of the ongoing planning application will reduce the impact. |

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| SO11 | HISTORIC & CULTURAL HERITAGE | | | | | • A number of Grade II Listed Buildings are located to the west of the site along Corseley Road; however, the site is severed from these by the existing railway line and landscape buffering.<br>• 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.<br>• 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.<br>• The impact on this SA Objective is currently uncertain as the information submitted as part of the proposals do not put forward any measures in this regard. |
| SO13 | SUSTAINABLE TRAVEL & ACCESSIBILITY | | | | | • The nearest bus stops lie approximately 200m to the east of the site and can be accessed via public footpaths on Lewes Road.<br>• Groombridge Railway Station lies approximately 50m to the north of the site however, this is a heritage steam railway line only and does not provide regular train services, therefore it is not considered as a sustainable public transport option. Eridge Railway Station lies approximately 2.3km to the southeast of the site, although the only reasonable access to the station is via private motor vehicle.<br>• Development of the site is still likely to result in some degree of increase in car use to reach services and facilities, although this could be mitigated over time with improvements to pedestrian access to the bus stop and train station.<br>• The submitted site layout for the ongoing planning application seeks to improve connectivity between existing public rights of way located on the sites boundaries and will provide pedestrians with an alternative route into the village. The proposed vehicular and pedestrian access has received no objection from East Sussex County Council Highways Authority. |

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| | | | | | | • 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.<br>• The impact is expected to be minor positive effects as the development benefits from existing pedestrian connectivity to the existing services, amenities and public transport options to support development. The proposals for the site are also looking to improve the pedestrian connectivity within the surrounding area. |
| SO14 | HOUSING | | | | | • The proposed development of the site for 15 (net) dwellings has the potential to contribute to the district's identified housing need and is within a sustainable settlement in line with the Spatial Strategy.<br>• The proposals for the development indicate an appropriate mix of homes, containing both affordable and market dwellings.<br>• The impact on this SA Objective is expected to be a minor positive 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 and accessible/adaptable homes. |
| SO15 | HEALTH & WELLBEING | | | | | • The site will require a Health Impact Assessment as it is proposed for more than 10 (net) dwellings.<br>• Groombridge benefits from an existing GP practice located approximately 400m to the west of the site. The nearest dentists and pharmacy lie within Tunbridge Wells, approximately 5.5km to the northeast of the site.<br>• There is currently no Information from East Sussex County Council as to whether local healthcare provision and capacity is currently adequate to meet the needs of new development in this area.<br>• The Wealden Open Space Assessment (2022) finds that there is currently no significant deficit in open space provision within Groombridge Parish in terms of quantity or accessibility however the priority is to enhance lower quality sites (Corseley Road Playing Fields, Groombridge Recreation Ground and Groombridge Play Area).<br>• There is currently no Information from East Sussex County Council as to whether local healthcare provision and capacity is currently adequate to meet the needs of new development in this area. |

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| | | | | | | • The ongoing planning application is proposing that a playing pitch will be brought forward as part of development. This will bring positive health and wellbeing benefits should the development come forward.<br>• The site is not proposing any health and wellbeing facilities or improvements to the quality of open space provision within the Parish. The site is proposing open provision to meet its BNG requirements only.<br>• Other Local Plan policies will address matters of health and wellbeing within the district and the development proposal will need to be in compliance with the relevant policies.<br>• Given that the proposals for the site indicate that improvements to health and wellbeing will be sought via the provision of a playing pitch, the effect on this SA Objective is major positive if the site is brought forward. |
| 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.<br>• The effect on this SA Objective will largely depend on the scheme being brought forward and its implementation in line with relevant Local Plan polices.<br>• 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.<br>• The proposal for the site has been developed with consideration of the High Weald Housing Design Guide and Management Plan.<br>• Given that the proposals have indicated that the scheme has been designed in accordance with the High Weald Housing Design Guide and Management Plan, the impact on this SA Objective is considered to be minor positive |
| 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.<br>• Much will depend on the implementation of any development scheme in accordance with relevant policies within the Local Plan. |

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| | | | | | | • 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.<br>• 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 does not contain any existing retail floorspace so there is no loss, but it does not propose any retail floorspace either.<br>• The scale of development could result in additional services or facilities being delivered within Groombridge, but this is uncertain.<br>• Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the long-term viability of Groombridge. |
| SO20 | EDUCATION & SKILLS | | | | | • There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships.<br>• East Hoathly Primary School is located 50m to the west of the site and can be accessed via pedestrian footpaths.<br>• The nearest secondary education facilities are located in Tunbridge Wells, approximately 5.5km to the northeast.<br>• There is currently no Information from East Sussex County Council, as the education provider for state schools, which indicates whether local educational provision and capacity is currently adequate to meet the needs of new development in this area.<br>• 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. |

| SUMMARY OF RESULTS: | Site No: 213/2040 Land south of Back Lane and to the west of the railway line, Groombridge | | | | | | | | | | | | | | | | | | | |
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| 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: | |
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| 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:<br>• Climate change adaptation and mitigation<br>• Biodiversity creation, protection and enhancement<br>• Flood risk – including surface water flood risk / drainage.<br>• Landscape and townscape<br>• Health and wellbeing<br>• Sustainable transport |

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| | • Infrastructure |
| **Cumulative Effects** | The site does not currently benefit from planning permission nor any application for development. The site is located at the southeastern edge of Groombridge and is within the proposed settlement boundary. Groombridge is classed as a sustainable settlement in the Settlement Hierarchy and there are a number of potential sites put forward for development in Groombridge. 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: SO15 Health & Wellbeing**<br>Given that the proposals for the site indicate that improvements to health and wellbeing will be sought via the provision of a playing pitch, the effect on this SA Objective is major positive if the site is brought forward.<br><br>**Minor positive effects: SO2 Climate Change Adaption; SO3 Flood Risk; S04 Water Resource/Quality; SO8 Green & Blue Infrastructure; SO9 Biodiversity; SO13 Travel & Accessibility; SO14 Housing; SO16 Quality of Life & Place and SO17 Social Deprivation**<br>The proposals of part of the ongoing planning application have indicated the climate change adaptions that will be made as part of any development and should these come forward, then the effect on this SA Objective is considered to be minor positive.<br>Given the site is not at risk of fluvial flooding and the site is proposing suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be a minor positive effect over all timeframes.<br>It is expected that should the measures put forward as part of the planning application come forward, minor positive effects will be likely on this SA Objective, as although the design of the scheme will ensure water efficiency, an increase in population/development is likely to lead to increased pressure on water resources in the district.<br>The impact is expected to be minor negative in the short-term during construction. In the medium to longer term the effect is considered to be minor positive effects as the green and blue infrastructure enhancement measures if the proposed development become established.<br>The impact is expected to be minor negative in the short term as there could be adverse effects on habitats and/or species during construction. In the medium to longer term the effect is considered to be minor positive effects as enhancement to biodiversity from the proposed development become established. |

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| | The impact is expected to be minor positive effects as the development benefits from existing pedestrian connectivity to the existing services, amenities and public transport options to support development. The proposals for the site are also looking to improve the pedestrian connectivity within the surrounding area.<br><br>The impact on this SA Objective is expected to be a minor positive 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 and accessible/adaptable homes.<br><br>Given that the proposals have indicated that the scheme has been designed in accordance with the High Weald Housing Design Guide and Management Plan, the impact on this SA Objective is considered to be minor positive.<br><br>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.<br><br>**Major negative effects:** None<br><br>**Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape and Townscape**<br><br>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.<br><br>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.<br><br>Given the above reasons, it is considered the effects on this SA Objective are minor negative as development within the site would result in a landscape impact and the loss of land within the High Weald National Landscape, although the mitigations implemented as part of the ongoing planning application will reduce the impact.<br><br>**No significant effect: SO7 Pollution; SO11 Historic & Cultural Heritage; SO18 Economy & Employment; SO19 Town & Village Centre and SO20 Education & Skills**<br><br>The impacts on this SA Objective are likely to be minor negative in the short to medium term due to potential air pollution and construction work and traffic but no significant effect in the longer term and overall, as the site is within close proximity to public transport options, helping to reduce air pollution from travel.<br><br>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.<br><br>Due to the scale of the proposed development, it is considered there would be no significant effect on this SA Objective as it would not impact upon the long-term viability of Groombridge. |

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| | 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.<br>**Uncertain: SO5 Soil, Land & Minerals and SO12 Digital Infrastructure**<br>For the remaining objectives, more information is required to determine the effects. |
| **Selected / Rejected for allocation** | The proposal for the site is for 35 (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 21 (net) dwellings and has been proposed for allocation on this basis.<br>Mitigation methods would need to be implemented with any development. These would include efforts to locate development in the north of the site to relate to the existing residential development, which has extended east as well as minimising the visibility of the proposed development from Lealands Close, Station Road and from public rights of way.<br>The site is within a sustainable a location for growth, close to existing services and facilities and access via public transport to higher order sustainable settlements such as Tunbridge Wells and Crowborough. The site is proposing significant benefits to health and wellbeing and is also proposing affordable housing and improvements to biodiversity within the site. The development of the site is required to take into consideration the sites location within the High Weald National Landscape and this would require a high quality and low-density scheme with significant landscaping to limit these impacts. The site would be required to provide pedestrian and vehicular access to the site, which has been demonstrated to be achievable as part of the ongoing planning application for the site. |