

SHELAA Ref: 431/1210

SITE: Land to Rear of Breton House (North), B2102, Cross in Hand

SUSTAINABILITY OBJECTIVE		Effects				Site No: 431/1210	Name: Land to rear of Breton House (north), B2102, Cross In Hand
		S	M	L	Overall	Commentary	
SO1	CLIMATE CHANGE MITIGATION					<ul style="list-style-type: none"> The site comprises of agricultural land. The site is 0.82ha in size and proposed for residential development of 26 (net) dwellings by the applicant. The site is located within the settlement of Cross in Hand to the west of Heathfield. Cross in Hand is classed as a sustainable settlement within the settlement hierarchy primarily as it has very good access via public transport (bus services) to Heathfield (approx. a 7-minute journey with services every hour). The village is residential in nature, but has a number of shops providing local services in addition to commercial premises orientated towards the A267 for trade. The nearest bus stop is at Uplye on Lewes Road adjacent to the north of the site and there is pedestrian connectivity from the site to the bus stop. The bus stop lies less than 50m from the site. Journey time via bus to Heathfield is approx. 5-minutes. There is no train station at Cross in Hand, the closest being in Buxted approx. 4.2 miles north-west of the site, although the only reasonable access to the station is via private motor vehicle. 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. Hailsham, 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. 	

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						<ul style="list-style-type: none"> 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					<ul style="list-style-type: none"> The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. The site is greenfield and development 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					<ul style="list-style-type: none"> The site lies within Flood Zone 1 as defined by the Environment Agency mapping and the Wealden Strategic Flood Risk Assessment. There is no risk of surface water flooding. The site is outside of an area of groundwater concern and therefore not at risk of groundwater flooding. The proposed development is therefore suitable for the flood risk zone identified and the site passes the sequential test. Mitigation measures will need to be provided for the site in terms of surface water runoff as development will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. 	

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						<ul style="list-style-type: none"> Given the site is not at risk of fluvial, surface or groundwater flooding, and that policies within the plan will provide for suitable mitigation for surface water flood risk, the impact on this SA Objective is likely to be major positive over all timeframes as future residents and property would not be at risk. 	
SO4	WATER RESOURCES & QUALITY					<ul style="list-style-type: none"> 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					<ul style="list-style-type: none"> The site is 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 CO₂ emissions. 	

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						<ul style="list-style-type: none"> 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					<ul style="list-style-type: none"> 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					<ul style="list-style-type: none"> The site is located within an area considered to be somewhat 'darker' by CPREs light pollution mapping. The quantum of development proposed could introduce some degree of light pollution, however, it is considered that suitable mitigation can be implemented to reduce any impacts. There are no sources of noise pollution affecting the site. There are currently no areas of the district where air pollution is in excess of national air quality targets and there are no Air Quality Management Areas (AQMAs) within the district. This does not mean that air pollution issues won't arise in future as a result of development, but Local Plan policies will provide mitigation. It is expected that an increase in housing will result in a degree of increase in air pollution during the construction phase and also through the use of energy in any completed development. The increase in air pollution from construction is likely to be in the short to medium term. The development of the site will result in an increase in traffic during construction, with a potential increase in air pollution, however any negative effects are likely to be in the short to medium term as well. The site is less than 50m from a bus stop, which has a very frequent service to Heathfield as well as pedestrian access via existing footpaths. This provides a viable 	

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							<p>alternative mode of transport for future residents to using their car, which could help reduce air pollution.</p> <ul style="list-style-type: none"> 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. However, given the scale of development proposed, a degree of car use is likely to remain with the potential to impact on air pollution. 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 sites proximity and pedestrian access to sustainable transport, minor positive effects are expected in relation to air pollution in the longer term.
SO8	GREEN & BLUE INFRASTRUCTURE						<ul style="list-style-type: none"> The site boundaries consist of hedgerows and trees (some mature), providing good wildlife corridors and stepping stones to the wider area to the south. These trees and hedgerows contribute to the site's green infrastructure network as well as the wider area. Any development would need to seek to retain, protect and enhance these features to maintain the green infrastructure network. Other policies within the Local Plan will address matters of the retention, protection and creation of green and blue infrastructure and a green and blue infrastructure network, and any development will need to be in compliance with the relevant policies. Given that there is connectivity to the wider area to the south and the potential for development to adversely affect the trees and hedgerows, but acknowledging other Local Plan policies will help to protect these, it is considered the effect is uncertain at this time.
SO9	BIODIVERSITY						<ul style="list-style-type: none"> There are no designated biodiversity sites, BOAs, Priority Habitats or irreplaceable habitats within the site or in close proximity. Development of the site is therefore unlikely to impact on any of these features. Any development would need to provide a minimum of 20% biodiversity net gain (BNG) on site and/or off-site which will have a positive effect on biodiversity. The established trees and hedgerows on the site boundaries make a contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity.

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						<ul style="list-style-type: none"> The effect on this SA Objective is considered to be uncertain, as much will depend on the mitigation measures implemented alongside any development. 	
SO10	LANDSCAPE & TOWNSCAPE					<ul style="list-style-type: none"> The site is considered to be of moderate to high sensitivity to development within the Landscape Sensitivity Assessment 2023 as the site is located in a semi-rural and prominent position wholly within the High Weald National Landscape. The site is a sloping site where development would be visible in the open countryside located to the south of the site. Significant landscape mitigation would be required. Given the lack of detail as to scheme design and any landscape mitigation, but acknowledging the site is wholly within the High Weald National Landscape and that any development would be highly visible in views to / from the south, and the potential for adverse effects without mitigation, the effect is considered to be minor negative at this time. Any development proposals would be required to meet the requirements in paragraph 177 of the NPPF. 	
SO11	HISTORIC & CULTURAL HERITAGE					<ul style="list-style-type: none"> 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					<ul style="list-style-type: none"> 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					<ul style="list-style-type: none"> There is no existing access from the site onto Lewes Road to the north. However, there is a footpath on both sides of Lewes Road to the north. The site can be accessed via the existing footpath along Lewes Road. 	

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						<ul style="list-style-type: none"> Although there is no existing access from the site onto Lewes Road to the north, the owners of the site have agreed to purchase Breton House to provide access to the site. There may also need to be some localised off-site junction/highway improvements to cope with additional traffic generated. The nearest bus stop less than 50m adjacent to the north of the site, and there is pedestrian access via existing footpaths along Fir Lewes Road. Bus services to Heathfield and its amenities run very frequently, with a journey time of approx. 7-minutes. The train station at Uckfield can be reached via the bus service, and this takes approx. 20-minutes from the bus stop on Fir Grove Road. There are no PRow within the site. Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. The impact on this SA Objective is considered to be minor positive given the proximity of the site to the bus stop and the existing pedestrian access, as well as the short journey times to Heathfield services and facilities by bus. 	
SO14	HOUSING					<ul style="list-style-type: none"> The site is proposing 26 (net) dwellings which will make a contribution to meeting the district's housing need within a sustainable and accessible location. There are no details as to the type and tenure mix of housing though. The impact on this SA Objective is expected to be a minor positive effect if the site is brought forward and makes a positive contribution to meeting the district's housing needs. This will be enhanced by the provision of affordable homes, accessible/adaptable homes and self-build and custom build plots if they are to come forward. 	
SO15	HEALTH & WELLBEING					<ul style="list-style-type: none"> The site will require a Health Impact Assessment as part of any development as it is proposed for more than 10 (net) dwellings. The nearest health services are at the Firs Surgery, approx. 0.8 miles (a 16-minute walk or 7-minute bus journey) from the site. The bus service runs hourly. 	

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						<ul style="list-style-type: none"> The High Weald Lewes Havens CCG has not identified any issues with GP surgery capacity within Cross in Hand or Heathfield. The development of this site may have some impact on GP capacity. The Wealden Open Space Study 2022 concludes that there is a deficit in parks and gardens, amenity greenspace and play provision within Heathfield & Waldron Parish and prioritises the enhancement of lower quality sites where possible, with any opportunities for new provision to focus on existing quantity shortfalls i.e. provide play equipment at sites and ensure the high quality of Heathfield Recreation Ground. The Wealden Playing Pitch and Outdoor Sports Assessment identifies that there is small shortfall in 3G pitch provision in the Heathfield and Rural South area and an overall insufficient supply of rugby pitches. The site is not a designated Local Green Space nor is it a formal or informal recreational or play space. The site is not proposing improvements to sport and recreation provision or to health service provision. Given 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. 	
SO16	QUALITY OF LIFE & PLACE					<ul style="list-style-type: none"> The effect on this SA Objective will largely depend on the scheme brought forward and its implementation in line with relevant Local Plan policies. 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					<ul style="list-style-type: none"> 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. 	

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						<ul style="list-style-type: none"> 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					<ul style="list-style-type: none"> 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					<ul style="list-style-type: none"> 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 within a short journey time by public transport of services and facilities in Heathfield. Given the scale of the proposed development and the sites proximity to the services and facilities in Heathfield, a minor positive effect is expected on this SA Objective. 	
SO20	EDUCATION & SKILLS					<ul style="list-style-type: none"> There may be the potential through local job creation during construction to improve skills and training in construction related apprenticeships. The nearest primary is Cross in Hand primary, approx. 1.2 miles to the east of the site with Heathfield Community College approx. 2.9 miles to the east. There is a bus service to the college with a journey time of approx. 28-minutes. Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the longer term a development of this size may place pressure on education infrastructure and further investigation will be required. Therefore, effects are considered uncertain at this time over the longer term. 	

SUMMARY OF RESULTS:		Site No: 431/1210 Name: Land to rear of Breton House (north), B2102, Cross In Hand																			
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	<p>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:</p> <ul style="list-style-type: none"> • 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 																				

	<ul style="list-style-type: none"> • Infrastructure
Cumulative Effects	<p>The site does not currently benefit from planning permission nor any application for development. Cross in Hand 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 village. 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.</p>
Summary	<p>The site is located within Cross in Hand, which is considered a ‘sustainable settlement’ according to the settlement hierarchy, with access via public transport to a higher order sustainable settlement (Heathfield). The site does, therefore, conform with the overall spatial strategy for development within Wealden as a whole as it is within a sustainable settlement and has good access to public transport and the services and facilities in Heathfield.</p> <p>Major positive effects: SO3 Flood Risk</p> <p>The site is in Flood Zone 1 and there is not risk of surface water or groundwater flooding. Therefore, the proposed development is suitable for the flood zone identified.</p> <p>Minor positive effects: SO7 Pollution; SO13 Travel & Accessibility; SO14 Housing; SO15 Health & Wellbeing and SO19 Town & Village Centre</p> <p>The site is less than 50m from the nearest bus stop, which has a very frequent service to Heathfield as well as pedestrian access via existing footpaths. This provides a viable alternative mode of transport for future residents to using their car, which could help reduce air pollution and is positive for sustainable travel. It is acknowledged that vehicle access would be required for the site but is considered achievable.</p> <p>The development of the site for housing will contribute to the district’s housing need. However, details are lacking as to any affordable housing provision etc.</p> <p>The site is within easy reach via public transport of medical facilities, a recreation ground and tennis club for health and wellbeing and contributions towards any deficits are likely achievable from a scheme of this size.</p> <p>Major negative effects: None</p> <p>Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO10 Landscape & Townscape</p> <p>All development will result in an increase in greenhouse gas emissions and waste production, although the application of Local Plan policies should mitigate any negative impact.</p>

	<p>The site is sloping in nature meaning development would be highly visible in views to / from the south. The site is also within the High Weald National Landscape and could adversely affect the designation. Significant landscape mitigation would be required.</p> <p>No significant effect: SO11 Historic & Cultural Heritage and SO18 Economy & Employment</p> <p>The type of development and the site's location means no significant effects on these SA Objectives.</p> <p>Uncertain: for the remaining objectives, more information is required to determine the effects.</p>
<p>Selected / Rejected for allocation</p>	<p>The site is taken forward for allocation but only for 15 (net) dwellings. This will limit the visibility of any development by allowing suitable landscape mitigation measures to be implemented. A lower quantum of development would also be more acceptable in terms of the site location within the High Weald NL and place less pressure on the road network.</p> <p>The site is sustainably located with good access to public transport and services and facilities within Heathfield. It is also not at risk of flooding from any source.</p>