

SHELAA Ref: 750/1210

SITE: Land at Snatchells Farm, Cross in Hand Road, Heathfield

SUSTAINABILITY OBJECTIVE		Effects				Site No: 750/1210	Name: Land at Snatchells Farm, Cross in Hand Road, Heathfield, TN21 0LS
		S	M	L	Overall	Commentary	
SO1	CLIMATE CHANGE MITIGATION					<ul style="list-style-type: none"> • The site comprises of a vacant agricultural field. • The site is 1.33ha in size and proposed for residential development although the quantum has not been provided by the applicant. • The site is located to the west of the residential fringe of Heathfield, to the northwest of the A267. • Heathfield is classed as a sustainable settlement within the settlement hierarchy due to it acting as a service centre to a wide rural catchment of a number of small villages and hamlets as well as containing extensive services and facilities (including retail, education, leisure and employment). • The site lies approx. 150m (less than a 10-minute walk) from the nearest bus stop, which is located near The Firs Surgery on the A265 to the southeast of the site. The bus stop is accessible via a footpath along the A265. Journey times to the centre of Heathfield are approx. 2-minutes. • There is no train station at Heathfield, the closest being in Uckfield approx. 8 miles west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 23 minutes. • The site is within a 19-minute walk of the High Street in Heathfield with its services and amenities and is accessible via the footpath along the A265. • 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 and on foot. • 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. 	

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						<ul style="list-style-type: none"> 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					<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 a mix of greenfield currently, however of 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 proposed development and the site passes the sequential test. 	

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						<ul style="list-style-type: none"> Mitigation measures will need to be provided for the site in terms of surface water runoff as development on a greenfield land will introduce impermeable surfaces. Other policies within the Local Plan will cover the provision of SuDS and the management of flood risk from all sources, and any development of the site will need to comply with these policies. 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. 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. 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					<ul style="list-style-type: none"> The site is not safeguarded for waste or minerals operations. The site is a greenfield site and its proposed development does represent an efficient use of land to some degree. 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. 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 	

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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 'brighter' by CPREs light pollution mapping and coupled with the quantum of development proposed, it is considered there will be minimal / no light pollution from development of the site. 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 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 has access to a bus stop within 150m and has good 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. The site is also within a 19-minute walk of Heathfield High Street. Given the size of the site, and proximity to public transport, it is considered unlikely that development will result in significantly increased traffic or congestion on the road. There are no sources of noise pollution affecting the 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.

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						<ul style="list-style-type: none"> 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					<ul style="list-style-type: none"> There are established trees and hedgerows along the site boundaries of the site which provide good wildlife corridors and stepping stones to the wider area to the north, the High Weald National Landscape. There are potential wildlife corridors through the ASNW near the eastern boundary and the wider woodland to the east. These trees and hedgerows contribute to the sites 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 north 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"> The entire site is within the High Weald National Landscape. Development of the site is therefore may be detrimental to these features. There are Priority Habitat deciduous woodlands adjacent to the east and west of the site. The ancient woodland adjacent to the east of the site is part of Markly Wood. Although the effects of development on the site can be mitigated with suitable buffers along the site boundaries. The Heathfield Habitat Link BOA adjoins part of the site's western boundary and development could have an impact on this. Mitigation would be required. 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. 	

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						<ul style="list-style-type: none"> The established trees and hedgerows at the rear of the site make a small contribution to the site's biodiversity. Development would need to seek to retain and enhance these features for biodiversity. The effect on this SA Objective is considered to be minor negative, as the site is within the High Weald National Landscape and the Heathfield Habitat Link BOA. 	
SO10	LANDSCAPE & TOWNSCAPE					<ul style="list-style-type: none"> This site was not individually assessed in the Landscape Evidence Base but is within the Heathfield Assessment Unit which is considered to have a moderate to high sensitivity to development due the site being located in a prominent position between the settlement fringe and part of the site being within the High Weald National Landscape. However, this site is on the edge of the existing built form of Heathfield and is visually well contained in the wider landscape to the north by thick woodland. It is considered that the impact of development could be mitigated through landscaping and careful design. Given the fact there are no details as to the design and layout of proposed development but the majority of the site is within the High Weald National Landscape, therefore minor negative effects are expected on this SA Objective. 	
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"> The site's existing access onto the A265 to the south would require improvements to accommodate residential development on the site. 	

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						<ul style="list-style-type: none"> • However, the proximity of the A265 and A267 junction would potentially constrain the access to the site. • There is an existing footpath along both sides of the A265. • The site lies approx. 150m (less than a 10-minute walk) from the nearest bus stop, which is located near The Firs Surgery on the A265 to the southeast of the site. The bus stop is accessible via a footpath along the A265. Journey times to the centre of Heathfield are approx. 2-minutes. • There is no train station at Heathfield, the closest being in Uckfield approx. 8 miles west of the site. This is accessible via the bus service from Heathfield, with an hourly service and journey time of approx. 23 minutes. • The site is within a 19-minute walk of the High Street in Heathfield with its services and amenities and is accessible via the footpath along the A265. • There are no PRoW within the site, although footpath No.110 runs along the outside of the western boundary. • Other policies within the Local Plan will address matters of sustainable travel and accessibility and any development will need to be in compliance with the relevant policies. • The impact on this SA Objective is considered to be uncertain given the lack of details regarding improving the existing access. 	
SO14	HOUSING					<ul style="list-style-type: none"> • The site is proposing 40 (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 nearest health services are at the Heathfield Surgery in Heathfield High Street, approx. 0.3 miles (a 5-minute walk or 4-minute bus journey) from the site. 	

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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 Heathfield. The development of this site may have some impact on GP capacity, but it is considered that this would be minimal. The Wealden Open Space Study 2022 concludes that there is 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 the proposed scale of development, it is considered there will be no significant impact on this SA Objective 	
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. Given the scale of proposed development, it is considered there will be no significant impact on this SA Objective. 	
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 close to services and facilities within Heathfield and has access to a bus service to the High Street with short journey times as well as being within a short walking distance. Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield. Minor positive effects are 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. 800m south of the site and accessible on foot, with Heathfield Community College approx. 1.8 miles to the south-east. There is a bus service to the college with a journey time of approx. 19-minutes. Information from East Sussex County Council, as the education provider for state schools, indicates local educational provision and capacity is currently adequate to meet the needs of new development in this area. The impact is likely to be minor positive in the short term in regard to skills and training in construction, however over the long term there should be no significant impact on this SA Objective given the proposed quantum of development. 	

SUMMARY OF RESULTS:

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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:

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. Heathfield 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.</p>
Summary	<p>The site is located on the edge of Heathfield, which is considered a ‘sustainable settlement’ according to the settlement hierarchy and has a proposed development boundary. The site lies within the proposed development boundary for 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>The site is bound by residential development to the east, south and west and by the High Weald National Landscape to the north. However, it is visually well contained in the wider landscape to the north by thick woodland.</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: SO14 Housing and SO19 Town & Village Centre</p> <p>The development of the site for housing will contribute to the district’s housing need. However, the quantum of housing proposed is small and details are lacking as to any affordable housing provision etc.</p> <p>Given that future residents of the site would be in close proximity and with sustainable access to the High Street in Heathfield, this will help support the vitality and viability of the services within Heathfield.</p> <p>Major negative effects: None</p> <p>Minor negative effects: SO1 Climate Change Mitigation; SO6 Waste and SO9 Biodiversity.</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>No significant effect: SO4 Water resources/Quality; SO7 Pollution; SO8 Green and Blue Infrastructure; SO10 Landscape & Townscape; SO15 Health & Wellbeing; SO18 Economy & Employment and SO20 Education & Skills</p> <p>The scale of proposed development and the site’s location means no significant effects on these SA Objectives.</p>

	Uncertain: for the remaining objectives, more information is required to determine the effects.
Selected / Rejected for allocation	The site has been selected for allocation for residential development of 24 (net) dwellings. The site is located within the proposed development boundary for Heathfield and has access to sustainable public transport, therefore it conforms with the overall spatial strategy for Wealden. However, the uncertainty for the provision of vehicle access on to the A265, due to the proximity to the existing junction to the A267, will need to be overcome. Additionally, the land to the southeast has planning permission (WD/2020/2540/F) for 4 (net) dwellings along the frontage of the A265, would further screen the site to views from the highway.