

Lindfield and Lindfield Rural – Assessed Sites

Site Reference:	498 (LF/11)	Parish	LF	Ward	
Site location	Land north east of Lindfield				
Site use(s):	U011 - Agriculture	U071 - Dwellings	U022 - Un-Managed Forest		
Gross site area	47.4 hectares				
Site Suitable:	x	<p>The northern part of the site has low landscape suitability for development, which is important in terms of settlement form and conservation area setting. Development could potentially have a significant impact on the perceived size of the settlement viewed from the countryside to the east. The edge of the settlement is currently fairly well softened by well treed margins. There are 3 areas which have some development potential in landscape sensitivity terms. The area to north of Little Walstead Farm has low - medium landscape suitability for development, buffers to the woodland/stream edge and to Little Walstead Farm would be required. However the development of this site in isolation would result in a harmful extension to the settlement. The area to the east of Bancroft Road has a low - medium landscape suitability for development, but sensitivity increases with development further east across the area. Again, the development of this site would result in a harmful extension to the settlement boundary. Access to this site in isolation would be difficult to achieve. The area to the south east of the Wilderness has a medium landscape suitability for development. This area is more contained and would have limited impact on settlement form, but housing should be in character with adjacent properties to minimise impact. However it is unclear if access to the site in isolation could be achieved. Parts of southern area is within Flood Zone 3. Northern part of site would likely adversely impact upon the rare rural setting of the Lindfield Conservation Area (as identified in the Extensive Urban Survey) which adjoins to the west. The Eastern Road Nature Reserve runs through the middle of the site and is soon to be designated as a Local Nature Reserve which limits development potential further. The site is considered unsuitable for development.</p>			
Site Available:	✓	Submitted by proponent and the land is understood to be in the ownership of six individuals/companies.			
Site Achievable:	✓	Attractive location bordering Lindfield and relatively close to local amenities and services.			
Constraints / Action required:	<p>Site would require allocation through relevant Neighbourhood Plan or DPD. Ancient woodland buffer required. No archaeological objection subject to: (i) protection of setting of the Lindfield Motte and Bailey Castle Scheduled Ancient Monument across the River Ouse; (ii) protection of surviving earthworks and land take boundaries on the site of the uncompleted 1860s Ouse Valley Railway; (iii) protection of the setting of the Grade II* Little Walstead Farmhouse Listed Building; (iv) (in the event of development) full archaeological investigation and recording of former site of 17th-18th century Luxford's Farm; (v) archaeological/ geoarchaeological/ historical/ historic landscape desk-based and field assessment and suitable mitigation measures arising therefrom.</p>				
Net developable area (ha): 35		Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	x	0	Dwellings		
Developable (6-10 years)	x	0	Dwellings		
Developable (11 years +)	x	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	<p>The Sustainability Appraisal for the site concluded overall negative results. The detrimental impact on the setting of the Lindfield Conservation Area and damage to wider landscape render the majority of the site unsuitable. Whilst there are areas of the site that are suitable for development in landscape terms, there are other reasons why these sites are not suitable for development. The central part of the site is the Eastern Road Nature Reserve and is also not considered suitable for housing due to its biodiversity and recreational value.</p>				

Site Reference:	6 (LR/03)	Parish	LR	Ward	
Site location	Land at Gravelye Lane and Scamps Hill, Lindfield				
Site use(s):	U0131 - Unused Land	U011 - Agriculture			
Gross site area	6.6 hectares				
Site Suitable:	✓	The site has medium high landscape suitability for development (LUC Assessment). Although located within the countryside area between Lindfield and Scaynes Hill, development here should not reduce the current narrowest point of the 'gap' and should not contribute to the coalescence of the settlements. The site has good access to key services and facilities. It is unconstrained in terms of environmental designations. The site is well contained from the wider landscape.			
Site Available:	✓	Controller of site has expressed intention to make the site available. Planning application has been submitted for the site.			
Site Achievable:	✓	If considering this site by itself it is considered the site would be developed in a single phase. Market price and demand for houses in these attractive edge of village locations has remained and so this site is considered viable.			
Constraints / Action required:	Site would require allocation through relevant DPD or Neighbourhood Plan and would therefore not be developable until year 11+. It would be important to maintain the strong boundaries and the internal hedgerow and to keep development away from site edges to minimise visibility and maximise ecological benefits. There would be green infrastructure benefits if good connectivity to the stream valley to the south-east could be maintained/enhanced.				
Net developable area (ha): 3.9		Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✗	0	Dwellings		
Developable (11 years +)	✓	135	Dwellings		
Not Currently developable	✗				
Overall Conclusion	There are no environmental designations on this greenfield site. It is well contained from the surrounding landscape due to established tree belts on the majority of boundaries. Development here should not contribute to the coalescence of the settlements. Access to key services and retail is good and Lindfield High Street is within walking distance of the site.				

Site Reference:	29 (LR/04)	Parish	LR	Ward	
Site location	Land off Snowdrop Lane, Lindfield, Haywards Heath				
Site use(s):	U011 - Agriculture	U0131 - Unused Land			
Gross site area	4.9 hectares				
Site Suitable:	x	The site has low suitability in landscape terms (LUC Assessment). Its setting is distinct from the adjacent urban area and it has rural, scenic qualities. Ancient woodland boundary runs the entire length of the eastern side of the site. A buffer would need to be in place which reduces developable area to approximately 3.5ha. Part of the southern boundary of the site adjoins a Conservation Area. This would need to be taken into consideration, so its character is not adversely impacted upon. Good access on foot to local service using local footpaths. Distance to local services by car is significantly longer. Poor access to public transport. Site does not relate well to existing built up area boundary.			
Site Available:	✓	Submitted by site proponent.			
Site Achievable:	✓	There are no constraints to indicate development of this site cannot be achieved. Attractive rural location likely to be reflected in market price and demand. Site preparation costs are judged to be average.			
Constraints / Action required:	Allocation through relevant Neighbourhood Plan or DPD. Impact upon adjacent Conservation Area.				
Net developable area (ha): 3.5		Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	x	0	Dwellings		
Developable (6-10 years)	x	0	Dwellings		
Developable (11 years +)	x	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	The site is not suitable for development in landscape terms. The site does not relate well to the existing built up area boundary, is rural in character and its development would represent an encroachment into the countryside. Although the site has good access to local services including primary school, GP and convenience store using local footpaths, the same journey by car would be significantly longer. There is poor access to the site by public transport indicating all other journeys would be undertaken by car. The surrounding road network in the vicinity of the site is poor. The adjacent woodland and Conservation Area need to be taken into account.				

Site Reference:	76 (LR/01)	Parish	LR	Ward	
Site location	East of High Beech Lane, Haywards Heath				
Site use(s):	U011 - Agriculture				
Gross site area	9.95 hectares				
Site Suitable:	✘	The site is considered to have low landscape capacity for development. This is due to the proximity of the ridge crest that creates a distinct boundary to this side of the town (LUC Assessment). This site extends 230m into countryside beyond the northernmost boundary of the built-up area and would be obtrusively visible from the wider area to the north. Consideration of this site is dependant on delivery of site 151 to the south (which proposes access onto High Beech Lane). Difficult access arrangements and potential significant impact on highway network in vicinity and distant to strategic routes. Lindfield High Street within 1.6km therefore only fair access to local services and facilities on foot. There are also some TPOs adjacent to the site to the south. Town Wood Ancient Woodland borders to east.			
Site Available:	✓	Sole Landowner intends to make the site available for development.			
Site Achievable:	✓	Gaining access to the site may be expensive due to difference in ground levels. However, this edge-of-settlement greenfield site is still likely to be viable for developers.			
Constraints / Action required:	Site would require allocation through relevant Neighbourhood Plan or DPD. Access difficulties concerning levels could be overcome although site still remains at some distance from strategic routes and would unacceptably impact on the local road network. Below-average accessibility as slightly remote from services and facilities. Ancient woodland buffer required. Archaeological/ historical desk-based and field assessment and appropriate mitigation will be necessary. Access would also be an issue if it necessitated any loss of significant trees.				
Net developable area (ha): 8		Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✘	0	Dwellings		
Developable (6-10 years)	✘	0	Dwellings		
Developable (11 years +)	✘	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	Development of this site would be harmful in landscape terms, and the role it plays in the setting of the town. It has low landscape suitability for development. Development would create an isolated incursion into the countryside which would not relate or integrate well with the existing settlement or its boundaries. Would extend the presence of built development north along High Beech Lane forming unsympathetic ribbon-like development. Access likely to be onto High Beech Lane via site 151 which would also be an issue.				

Site Reference:	77 (LR/02)	Parish	LR	Ward	
Site location	Spring Lane, Lindfield				
Site use(s):	U011 - Agriculture		U022 - Un-Managed Forest		
Gross site area	12 hectares				
Site Suitable:	✘	The site has low landscape suitability for development (LUC Assessment). The ridge crest forms a natural boundary to settlement, and there is a strong rural character to open views across the wooded Ouse Valley. Topography of whole site slopes away from Lindfield on northern aspect and is very exposed to views from the north. The Welkin forms a natural boundary to the built-up area along a ridgeline, this site would obtrusively extend built-up area into countryside. The adjacent Lindfield Conservation Area adds sensitivity.			
Site Available:	✓	Sole landowner intends to bring site forward.			
Site Achievable:	✓	Market price and demand for houses in these attractive edge of village locations has remained and so this site is considered viable.			
Constraints / Action required:	Ancient Woodland buffer required. Site would require allocation through relevant Neighbourhood Plan or DPD. Archaeological/ historical desk-based and field assessment and appropriate mitigation will be necessary.				
Net developable area (ha): 10		Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✘	0	Dwellings		
Developable (6-10 years)	✘	0	Dwellings		
Developable (11 years +)	✘	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	Although in reasonable walking distance to shops and services of Lindfield High Street, the site is not considered suitable for development due to detrimental impact on the landscape of the river valley with an assessed landscape capacity for new development of negligible/low. Potentially harmful to character and appearance of adjoined Lindfield Conservation Area and listed buildings. Site is available for development from the landowner and would be an attractive location for housing in terms of future occupiers but site would extend Lindfield beyond the naturally containing ridgeline at The Welkin and intrude into the countryside.				

Site Reference:	151 (LR/06)	Parish	LR	Ward	
Site location	Land east of Portsmouth Wood Close, Lindfield				
Site use(s):	U011 - Agriculture				
Gross site area	2.32 hectares				
Site Suitable:	✓	The site has medium - high landscape suitability (LUC Assessment). The site is well related to the existing built up area boundary and is enclosed by built development on three sides. Development would have a limited impact on surrounding countryside. Access is proposed via High Beech Lane, careful consideration would need to be given to the impact of the access road on the character of the area and wider countryside. An access via Portsmouth Wood Close is the preferred access point. There are some TPOs adjacent to the site to the south. Whilst the site itself does not flood, issues of potential flooding to the south of the site have been raised in the past from surface water run off. Site relates fairly well to existing services and facilities, however without a footpath link through Portsmouth Wood Close, the site will be less accessible to these services. The lack of footpath along this side of High Beech Lane will make walking from the site less attractive and more reliant on the car.			
Site Available:	✓	Site promoted by proponent including through the Small Scale Housing Allocations DPD, as well as pre application discussions.			
Site Achievable:	✓	The site is a greenfield extension is considered viable and achievable in this semi-rural location.			
Constraints / Action required:	Site would require allocation through relevant Neighbourhood Plan or DPD, therefore only developable in the medium term. Density consistent with adjacent housing. Field boundaries should be preserved as these contribute to setting and to screening views from the rural area to the north. Careful consideration of the impact of the proposed access to the north of the site, on the countryside would be required. Development will need to consider the Tree Preservation Orders to the south of the site. Whilst the site itself does not flood, areas to the south of the site are vulnerable to surface water flooding, attenuation on site may be necessary to protect surrounding residences.				
Net developable area (ha):	1.85	Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✓	50	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	This site is within a reasonable walking distance to services in Lindfield High Street, although access from High Beech Lane will increase this distance and discourage journeys by foot. However, as the site is on the edge of the town, car journeys are likely to be shorter than in settlements with fewer facilities. This site would in-fill the current line of the built-up area forming a more defensible and logical boundary to the open countryside which could be strengthened with landscaping up to the natural ridgeline.				

Site Reference:	237 (LR/08)	Parish	LR	Ward	
Site location	Land to the north of Scamps Hill, Lindfield				
Site use(s):	U041 - Outdoor Amenity and Open Spaces	U022 - Un-Managed Forest			
Gross site area	19.3 hectares				
Site Suitable:	×	Flood Zone to western boundary (including necessary buffer) would physically separate the new development from the existing built-up area boundary and prevent satisfactory integration and connectivity with Lindfield. Little Walstead Wood Ancient Woodland and large flood zone bisects site. SNCI cuts into south east of site. Grade II* Listed building (Little Walstead Farmhouse) immediately adjacent to north of site and its setting is likely to be impacted by this development. Two Grade II Listed houses adjacent to south and west of site. Lack of defined boundary to site forms obtrusive extension to built-up area and incursion into countryside. Landscape capacity assessed as negligible-low indicating new housing development would be damaging to landscape quality.			
Site Available:	×	The owner of western parcel of land at this site has made it clear he does not intend to release the land for development, rendering this site unavailable. Ownership intentions of eastern parcel of land are unknown.			
Site Achievable:	✓	Flood zone mitigation and other significant constraints are considered to create higher than average site preparation costs. However, attractive edge-of-village location would likely create market demand for housing in this location.			
Constraints / Action required:	Would require allocation through relevant Neighbourhood Plan or DPD. At least one landowner does not intend to release the land for development rendering the site undeliverable. SNCI and ancient woodland buffer required. Retain and enhance boundary features and internal hedgerow. Protection of the settings of the Grade II* Little Walstead Farmhouse and Grade II Tythe Cottage Listed Buildings required, and archaeological/ geoarchaeological/ historical/ historic landscape desk-based and field assessment, including trial archaeological investigation of the remains of the World War 2 anti-aircraft gun battery, west of Walstead Grange, and to appropriate archaeological mitigation will be needed.				
Net developable area (ha): 14		Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	×	0	Dwellings		
Developable (6-10 years)	×	0	Dwellings		
Developable (11 years +)	×	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	Site considered unsuitable for new housing development due to impacts on Grade II* & II listed buildings, ancient woodland, SNCI and damaging incursion into Countryside in Landscape with Negligible-Low capacity for new development. Furthermore, the area of flood zone to the western boundary (as buffered) would physically separate the development from the existing built-up area boundary and prevent satisfactory integration and connectivity with Lindfield.				

Site Reference:	483 (LR/07)	Parish	LR	Ward	
Site location	Land south of Scamps Hill, Lindfield				
Site use(s):	U011 - Agriculture				
Gross site area	26.66 hectares				
Site Suitable:	x	<p>Note: planning application to develop site for up to 200 units refused and likely to be taken to appeal. Assessment will be update in next review pending any further decisions.</p> <p>The majority of the site is considered to have low landscape suitability for development due to the effect this would have on settlement form and separation from rural settlements, but development associated with Walstead rather than the urban area to the west would have less impact in this respect. Two areas fronting Scamps Hill have low-medium and medium-high landscape suitability for development (LUC Assessment). Development to the east of the valley floor, would mark a significant change in the extent of the town. Even as an extension to Site 494 (which has planning permission) this site creates a considerable 750m incursion into open countryside with coalescence concerns and does not benefit from the same natural screening/containment within the landscape as the adjacent site to the west, as well being further distance from Lindfield centre. The wooded stream corridor to the western boundary forms a distinct settlement edge. The physical nature of the tree lined valley floor and the ridge top to the south make both features appropriate as settlement edges, development would result in a step change in the extent of Haywards Heath. Development would be west facing or north – west facing and so would not be consistent with the settlement form and pattern of existing adjacent settlement. The development of the two land parcels fronting Scamps Hill (as identified by LUC) would effectively be extensions to Walstead and whilst acceptable in landscape terms, would result in isolated pockets of development, poorly related to existing services and facilities. Site is unconstrained by designations and relatively close to some local schools.</p>			
Site Available:	✓	The site is being promoted for development by an agent.			
Site Achievable:	✓	Market price and demand for houses in these attractive edge of village locations has remained and so this site is considered viable.			
Constraints / Action required:		Site would require allocation through Neighbourhood Plan or DPD. Substantial extension of built-up area into countryside. Archaeological/ historical/ historic landscape desk-based and field assessment, including trial archaeological investigation of the site of 18th century or earlier cottage to the west of Walstead Place Cottages, and to appropriate archaeological mitigation will be required.			
Net developable area (ha):	11	Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	x	0	Dwellings		
Developable (6-10 years)	x	0	Dwellings		
Developable (11 years +)	x	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion		This site creates a considerable incursion into open countryside and does not benefit from the same natural screening/containment within the landscape as the adjacent site to the west, as well as its further distance from Lindfield centre. The treelined valley floor and ridge top form a distinct settlement edge. The development would not be consistent with the form and pattern of existing adjacent settlement.			

Site Reference:	484 (LR/11)	Parish	LR	Ward	
Site location	Land south of Woodcutters, Scaynes Hill				
Site use(s):	U011 - Agriculture				
Gross site area	0.6 hectares				
Site Suitable:	✓	Whilst this site relates well to the centre of the village and is surrounded on three sides by existing built form, there appears to be no practical access point currently available. There is also no defensible boundary to east which would put pressure on further parts of this land holding to be developed. However, if these issues could be resolved, the site would represent an opportunity for development to meet local needs.			
Site Available:	✗	Availability is unknown. No contact details returned from Land Registry.			
Site Achievable:	✗	A development in this location is considered to be achievable and residential development would represent an attractive option. Vehicular access not currently available. Maybe an opportunity to gain access via acquisition and demolition of road fronting property. However, until the cost of this is determined, it is considered unachievable due to the viability of an access to the site.			
Constraints / Action required:	Site would require allocation through relevant Neighbourhood Plan or DPD. Suitable access not currently in place. Ownership intentions need to be established. Development would require a strong defensible boundary to be put in place on the eastern site.				
Net developable area (ha): 0.6		Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✗	0	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	The site relates well to the settlement boundary but is currently limited by the lack of an obvious access point. There is also no defensible boundary which would put pressure on the wider landholding to the east to be developed in the future. However, these issues could be resolved over the longer-term. The availability of the site has not been established and not considered to be achievable.				

Site Reference:	503 (LR/09)	Parish	LR	Ward	
Site location	Haywards Heath Golf Course, High Beech Lane, Haywards Heath				
Site use(s):	U044 - Sports Facilities and Grounds	U041 - Outdoor Amenity and Open Spaces			
Gross site area	31.5 hectares				
Site Suitable:	✘	The area to the south of Standridge Lane has medium landscape suitability for development. Sensitivity increases further north into the site, with the high ground and north-facing slopes having a low suitability, and the valley in the south-western part of the site is also unsuitable for development (LUC Assessment). Site bordered by SNCI and ancient woodland, which would require buffer. It is likely access improvements would be required. The site is fairly remote to local services and access would be reliant on a car, due to the distances from services. Site is not well related to the built up area of the town and development would represent a significant encroachment of the town into the countryside. The loss of the golf course needs to be considered. Submission suggests alternative site for golf course but proposed location/deliverability unknown.			
Site Available:	✓	The site is owned by the Haywards Heath Golf Club Limited. However, the site is leased to the Golf Club.			
Site Achievable:	✓	The site submission states there are no issues relating to insurance matters such as subsidence and flooding therefore no known exceptional works required. Edge-of-settlement location likely to be viable.			
Constraints / Action required:	Allocation through relevant Neighbourhood Plan or DPD. SNCI and ancient woodland buffer required. Retain and enhance boundary features and internal hedgerow. Further evidence of a suitable replacement facility required prior to redevelopment. It would be desirable to retain large numbers of trees, preserve buffers to boundary hedges/trees and preserve/create a landscaped buffer between the site and the Sussex Ouse Valley Way.				
Net developable area (ha):	14.6	Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✘	0	Dwellings		
Developable (6-10 years)	✘	0	Dwellings		
Developable (11 years +)	✘	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	This site is not suitable for development as it is fairly remote from local services and access to public transport. Whilst the southern part of the site is less sensitive in landscape terms, development would represent large encroachment into the countryside. It is bordered by SNCI and ancient woodland which may impact upon developable area of the site. Loss of golf course and suitable replacement site likely to be difficult to find.				

Site Reference:	515 (LR/10)	Parish	LR	Ward	
Site location	Eastlands, Lewes Road, Scaynes Hill				
Site use(s):	U011 - Agriculture	U021 - Managed Forest			
Gross site area	21 hectares				
Site Suitable:	x	The site is considered to have a low landscape suitability for development, due to its topographical form, separation from Scaynes Hill and role in the village's rural setting (LUC Assessment). Development at this location would represent an unacceptable encroachment into the countryside. Developable area constrained by the presence of a blanket Tree Preservation Order covering the band of trees along the western boundary and part of the Lewes Road frontage. Development at this location would breach the current defensible settlement boundary without a suitable replacement. Site is within 250m historic landfill buffer. Potential for access to be achieved from Lewes Road.			
Site Available:	✓	Submitted to Housing Supply Document by site proponent.			
Site Achievable:	✓	Market price and demand for houses in these attractive edge of village locations has remained and so this site is considered viable.			
Constraints / Action required:	Site would require allocation through relevant Neighbourhood Plan or DPD. Suitable access arrangements.				
Net developable area (ha): 21		Proposed site density (dph): 2 Medium- 40			
Deliverable (1-5 years)	x	0	Dwellings		
Developable (6-10 years)	x	0	Dwellings		
Developable (11 years +)	x	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	Not considered currently developable primarily as the site is open and rural in character and distinct from the built up area of the settlement. Development at this location would represent an unacceptable encroachment into the countryside and would breach the current defensible settlement boundary without a suitable replacement.				

Site Reference:	725 ()	Parish	LR	Ward	
Site location	Land adjacent to Barn Cottage, Lewes Road, Scaynes Hill				
Site use(s):	U011 - Agriculture	U071 - Dwellings			
Gross site area	2.10 hectares				
Site Suitable:	✓	The site is enclosed from the wider countryside by ancient woodland to the south and east. A 15m buffer around the woodland would be required that would reduce the developable area of the site. The site is unconstrained by designations. A public right of way runs along the eastern boundary of the site and through the north eastern part of the site which would need to be retained and possibly relocated within any development.			
Site Available:	✓	The site has been submitted to the SHLAA on behalf of the landowner.			
Site Achievable:	✓	Attractive rural location likely to be reflected in market price and demand. Site preparation costs are judged to average.			
Constraints / Action required:	Site would require allocation in Neighbourhood Plan or DPD. A 15m buffer to the ancient woodland would be required. Diversion of public right of way may be required.				
Net developable area (ha): 1.0		Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✗	0	Dwellings		
Developable (11 years +)	✓	30	Dwellings		
Not Currently developable	✗				
Overall Conclusion	The site is in an edge of village location and is free from constraints. It is enclosed by woodland which limits the impact of the site on the wider countryside. The site is outside the built up area and would therefore require allocation in a Lindfield Neighbourhood Plan or DPD.				

Lindfield and Lindfield Rural – Excluded Sites

SHLAA ID	39	Site Reference	LF/05	Site location / address:	Rear of 6, Portsmouth Lane, Lindfield, Haywards Heath, West Sussex			
Site Area (ha)	0.062	Grid Reference:	533782 125524	Parish	LF	Ward		
Reason for Exclusion: Site is unlikely to yield 6 or more units and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13) given low-density local character.								

SHLAA ID	360	Site Reference	LF/19	Site location / address:	Land south of 12-15 The Welkin, Lindfield			
Site Area (ha)	0.27	Grid Reference:	534439 125865	Parish	LF	Ward		
Reason for Exclusion: Site is unlikely to yield 6 or more units and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13). This site is covered by trees under preservation orders, garages and an electricity sub-station.								

SHLAA ID	427	Site Reference	LF/13	Site location / address:	11 Backwoods Lane, Lindfield			
Site Area (ha)	0.14	Grid Reference:	5345610 124899	Parish	LF	Ward		
Reason for Exclusion: Pre-application advice proposed a scheme of a maximum of 6 dwellings (net gain 5 dwellings) and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								

SHLAA ID	20	Site Reference	LR/15	Site location / address:	Costells Wood Scaynes Hill West Sussex			
Site Area (ha)	4.9	Grid Reference:	536491 123480	Parish	LR	Ward		
Reason for Exclusion: Site is entirely designated as Ancient Woodland and SNCI. Site is excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								

SHLAA ID	78	Site Reference	LR/14	Site location / address:	Land at junction of Snow Drop Lane / Bedales Hill			
Site Area (ha)	4	Grid Reference:	535742 123929	Parish	LR	Ward		
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary which would make it unacceptable for development. Site is excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								

SHLAA ID	154	Site Reference	LR/17	Site location / address:	Anchor Wood, Scaynes Hill			
Site Area (ha)	9.27	Grid Reference:	536600 122855	Parish	LR	Ward		
Reason for Exclusion: Site is completely within ancient woodland and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								

Lindfield and Lindfield Rural - Commitments

SHLAA ID	494	Site Reference	LR/05	Site location / address:	Land to the east of Gravelye Lane and south of Scamps Hill and bounded to the east by Northlands Brook (Site K), Lindfield				
Gross site area (ha)	14.30	Net developable area (ha):	11.57	Proposed site density (dph):	1 Lower- 30	Grid Ref:	535153 124373		
Allocated Local Plan:	x	Allocated Small Scale Housing DPD:	x	Neighbourhood Plan Allocated:	x	Full Planning Permission:	✓	Outline Planning Permission:	x
Deliverable (1-5 years)		✓	158 Dwellings						
Developable (6-10 years)		x	0 Dwellings						
Developable (11 years +)		x	0 Dwellings						
Overall Conclusion	Commenced.								

SHLAA ID	586	Site Reference	LR/13	Site location / address:	Buxshalls, Ardingly Road, Lindfield				
Gross site area (ha)	2.5	Net developable area (ha):		Proposed site density (dph):		Grid Ref:	535211 127229		
Allocated Local Plan:	x	Allocated Small Scale Housing DPD:	x	Neighbourhood Plan Allocated:	x	Full Planning Permission:	✓	Outline Planning Permission:	x
Deliverable (1-5 years)		✓	19 Dwellings						
Developable (6-10 years)		x	0 Dwellings						
Developable (11 years +)		x	0 Dwellings						
Overall Conclusion	Planning permission granted. 40 gross . 19 net units								

SHLAA ID	761	Site Reference		Site location / address:	Industrial units, Springfield Farm, Lewes Road, Scaynes Hill				
Gross site area (ha)	0.32	Net developable area (ha):	0.32	Proposed site density (dph):	2 Medium- 40	Grid Ref:	53178 12178		
Allocated Local Plan:	x	Allocated Small Scale Housing DPD:	x	Neighbourhood Plan Allocated:	x	Full Planning Permission:	✓	Outline Planning Permission:	x
Deliverable (1-5 years)		✓	6 Dwellings						
Developable (6-10 years)		x	0 Dwellings						
Developable (11 years +)		x	0 Dwellings						
Overall Conclusion	PDOFF approval for conversion to 6 units.								