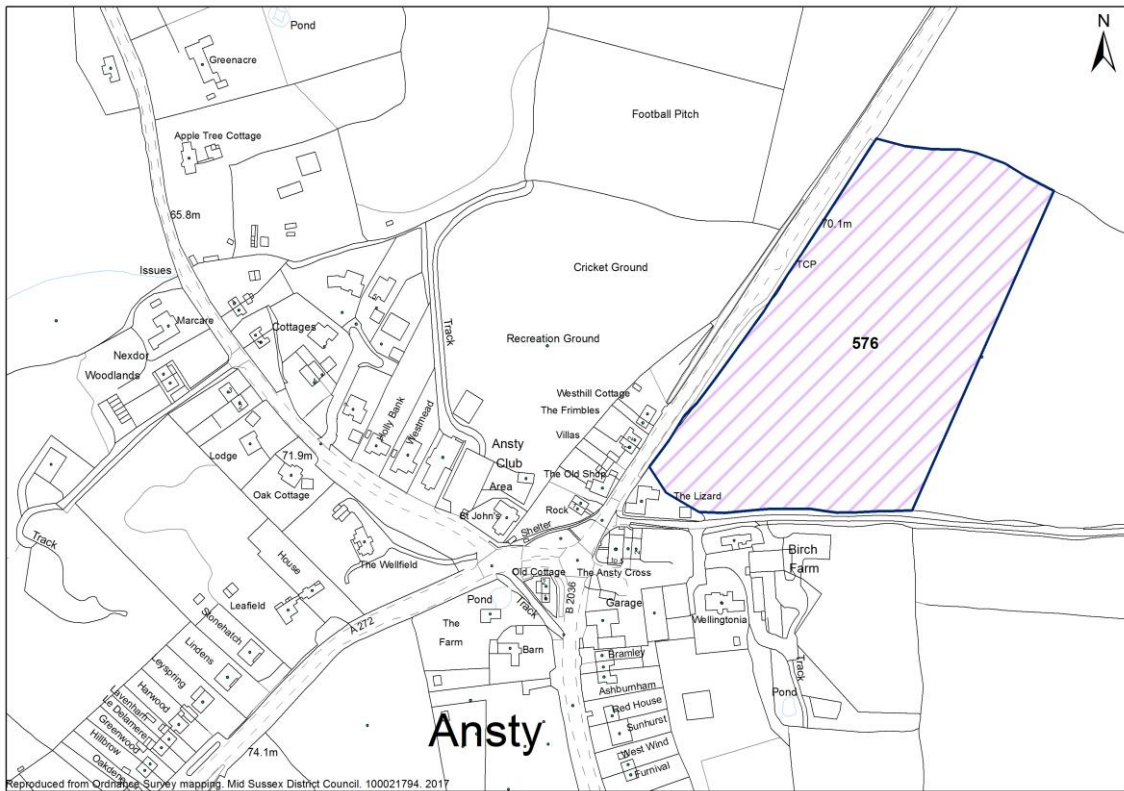


Site Selection - Housing

Ansty

ID **576** Land at Ansty Farm, Land north of The Lizard, (Site A), Cuckfield Road, Ansty



Site Details

Units: **75** Site Area (ha): **2.7**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Low/Medium	There are tree and hedgerow boundaries. There are medium distance views to Cuckfield - the church and housing can clearly be seen, so the site is likely to be visible particularly as the land slopes downwards from the site. This site has moderate landscape sensitivity and moderate/ high landscape value.
9 - Trees/TPOs	Low/Medium	Trees on the boundaries of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	No existing access other than some evidence of a layby-break in the pavement 450m north of the main Ansty roundabout on the A272. No pavement on the eastern side of the A272. Pavement on western side very narrow. Ground level is 2 metres higher than

Site Selection - Housing

road making access arrangements very difficult. Private lane from A272 close to roundabout.

12 - Deliverability

Developable

Site is in control of a housebuilder. Outline application November 2019. First completions February 2022.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

More than 20 Minute Walk

15 - Health

More than 20 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

Ansty & Staplefield Neighbourhood Plan

Minerals

No minerals considerations identified.

Waste

No water or wastewater considerations identified

Environmental Health

No environmental health considerations identified.

Sustainability Appraisal

The site performs poorly in relation to health, education and transport as it is located beyond a reasonable walking distance from healthcare and school facilities, reflecting Ansty's position at Category 4 of the settlement hierarchy. Although the site has no heritage sensitivity and is outside the AONB, there is limited landscape capacity at the settlement and the site score negatively in relation to countryside as a result. This is exacerbated by the fact the site is greenfield and would necessitate land take at the edge of the villlage, resulting in a negative score in relation to land use. Positive effects are anticipated in relation to the housing objective as the site will contribute to meeting the residual need at Category 4.

Notes

Part 5 - Conclusion

Summary

The site is free of biodiversity, heritage and flood risk constraint. However, safe access is not currently available and the difference in level between the A272 and the site is considered to have potential to make achieving access technically challenging and costly. The SA finds that there are more sustainable sites in Ansty available to contribute to housing need at Category 4 of the settlement hierarchy, whilst Ansty's own residual need is zero.

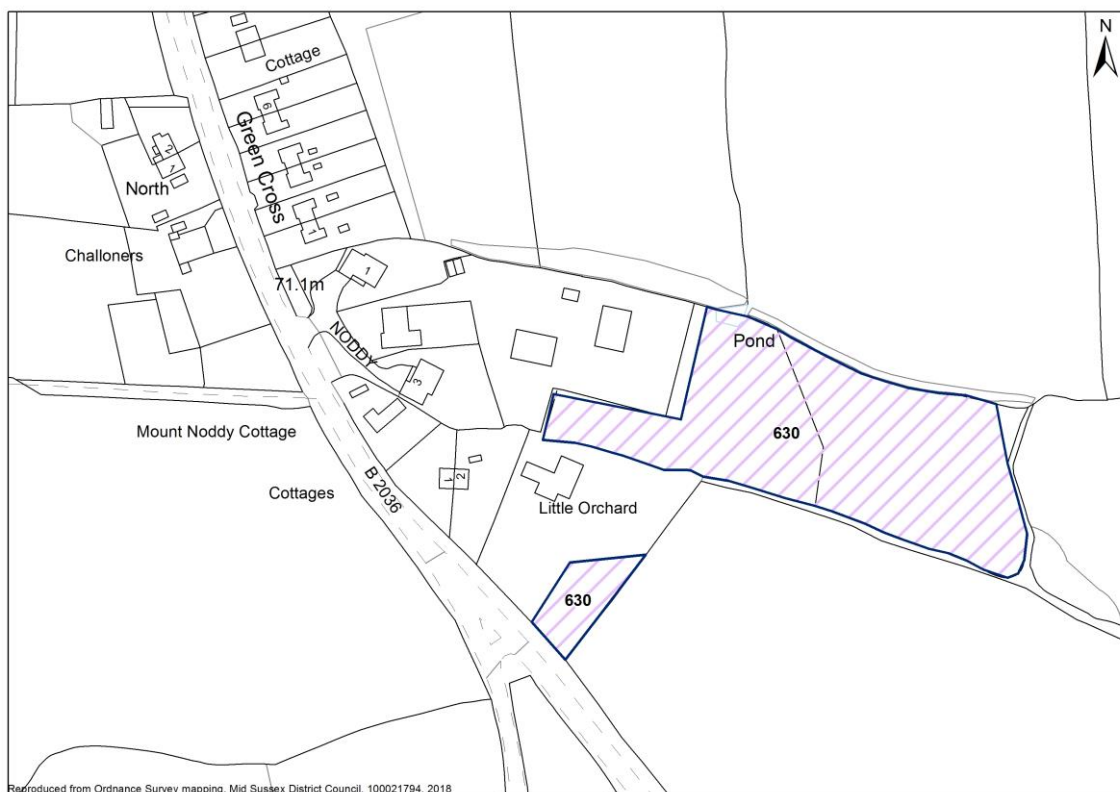
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Ansty

ID **630** Land at Little Orchard, Cuckfield Road, Ansty



Site Details

Units: **24** Site Area (ha): **0.8**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Low/Medium	The site has moderate landscape sensitivity and moderate/ high landscape value.
9 - Trees/TPOs	Significant tree cover – high impact	Loss of mature trees and hedgerow to achieve site access, which will urbanise edge of village. Lots of mature trees within the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	Road frontage to smaller parcel, access to rear likely to be along southern boundary of site. Potential issue with conflict with junction opposite (Cuckfield Road and Burgess Hill Road).
12 - Deliverability	Reasonable prospect developability	No option or house builder control of site, arrangements to bring forward site will be dependant on planning process.

Site Selection - Housing

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

More than 20 Minute Walk

15 - Health

More than 20 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Ansty & Staplefield Neighbourhood Plan

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

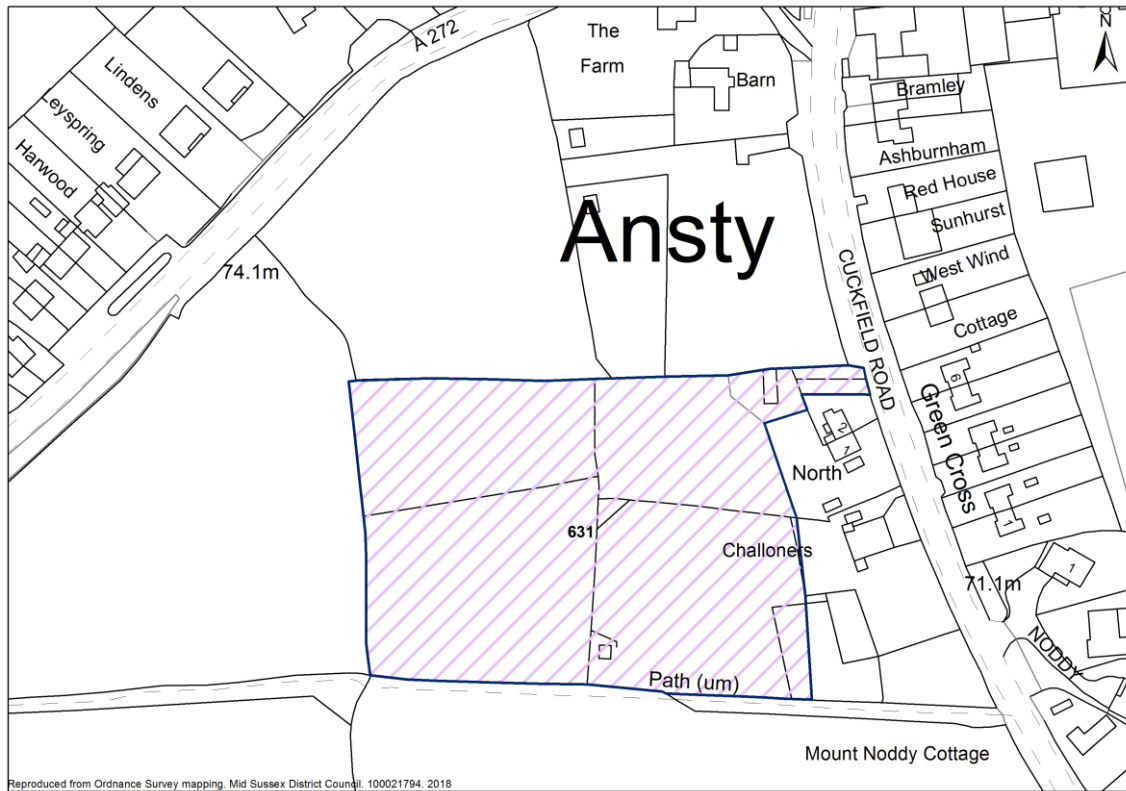
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Ansty

ID **631** **Challoners, Cuckfield Road, Ansty**



Site Details

Units: **37** Site Area (ha): **1.3**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	Archaeological interest: The site lies near the crest of a sandstone ridge above a stream valley, in the High Weald a favourable location for archaeological sites. No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation to take place (geophysical survey), to inform an archaeological mitigation strategy.
8 - Landscape	Low/Medium	The site has moderate landscape sensitivity and moderate/ high landscape value.
9 - Trees/TPOs	Low/Medium	Trees on the boundaries of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	There would appear to be sufficient frontage to achieve the

Site Selection - Housing

required visibility for access at this location. However, it is not known whether sufficient land is available to provide the as-of-yet unknown form of junction that would be required to safely access the site.

12 - Deliverability

Developable

The site is in the control of the housebuilder. Full application January 2021. First completions February 2022.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

More than 20 Minute Walk

15 - Health

More than 20 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Ansty & Staplefield Neighbourhood Plan

Minerals

No minerals considerations identified.

Waste

No water or wastewater considerations identified

Environmental Health

No environmental health considerations identified.

Sustainability Appraisal

The site performs poorly in relation to health, education and transport as it is located beyond a reasonable walking distance from healthcare and school facilities, reflecting Ansty's position at Category 4 of the settlement hierarchy. Although the site has no heritage sensitivity and is outside the AONB, there is limited landscape capacity at the settlement and the site score negatively in relation to countryside as a result. This is exacerbated by the fact the site is greenfield and would necessitate land take at the edge of the villlage, resulting in a negative score in relation to land use. Positive effects are anticipated in relation to the housing objective as the site will contribute to meeting the residual need at Category 4.

Notes

Part 5 - Conclusion

Summary

The site is free of biodiversity and heritage constraint, though has moderate landscape sensitivi and relates relatively poorly to the existing settlement pattern at Ansty. This is reflected by the SA findings, which score the site poorly in relation to the 'countryside' objective. The SA finds that there are more sustainable sites in Ansty available to contribute to housing need at Category 4 of the settlement hierarchy, whilst Ansty's own residual need is zero.

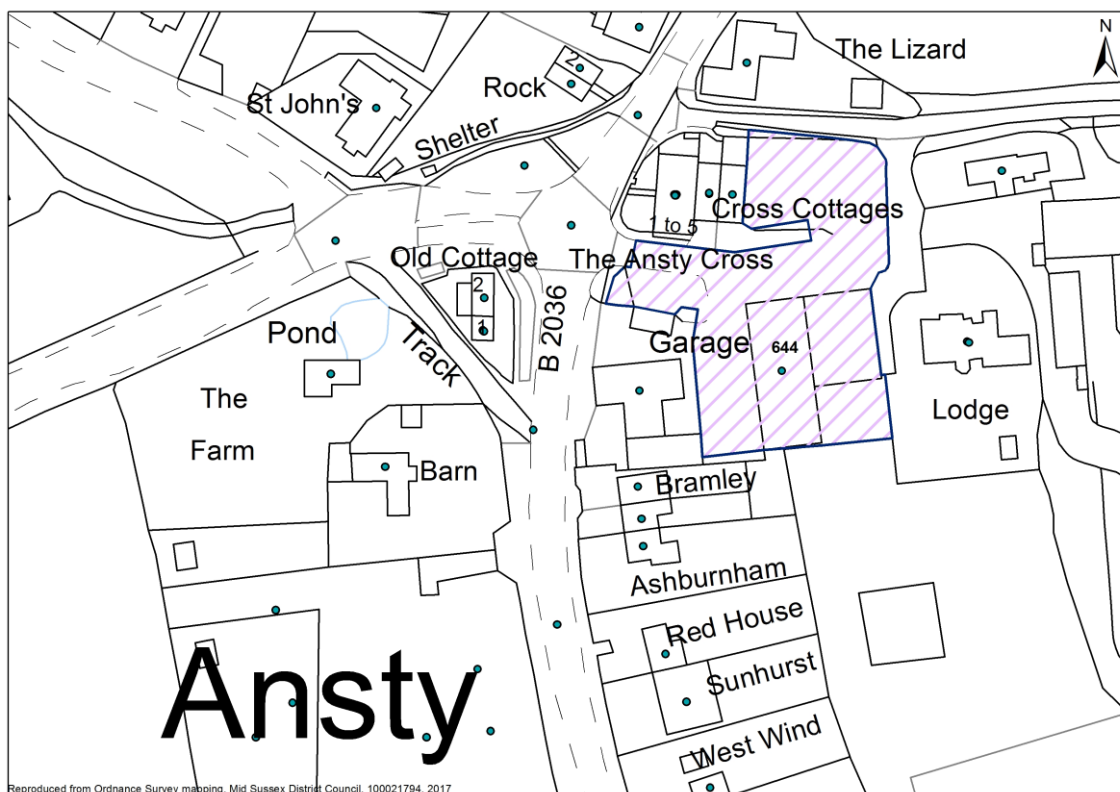
Recommendation

Site is not proposed for allocation

Site Selection - Housing

Ansty

ID Ansty Cross Garage, Cuckfield Road, Ansty



Reproduced from Ordnance Survey mapping, Mid Sussex District Council, 100021794, 2017

Site Details

Units: Site Area (ha):

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	No reported known archaeological interest. Small site with much previous building and landscaping, which will have disturbed any previously unknown archaeological features. No objection. Archaeological assessment and mitigation are not required.
8 - Landscape	Low/Medium	Currently developed. Limited screening.
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Developable	Site is in control of housebuilder. Outline application January 2020. First completions February 2022.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Site Selection - Housing

Part 3 - Sustainability / Access to Services

14 - Education	More than 20 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan

Ansty & Staplefield Neighbourhood Plan

Waste

No water or wastewater considerations identified

Minerals

No minerals considerations identified.

Environmental Health

Potential for contaminated land to be present on site related to past or present land uses within or adjacent to the site.

Sustainability Appraisal

The site performs poorly in relation to health, education and transport as it is located beyond a reasonable walking distance from healthcare and school facilities, reflecting Ansty's position at Category 4 of the settlement hierarchy. Although the site has no heritage sensitivity and is outside the AONB, there is limited landscape capacity at the settlement and the site score negatively in relation to countryside as a result. However, this is mitigated to an extent by the fact that the site is previously developed and not require any land take at the edge of the villlage, resulting in a positive score in relation to land use. Positive effects are anticipated in relation to the housing objective as the site will contribute to meeting the residual need at Category 4.

Notes

Part 5 - Conclusion

Summary

The site scores well in the site assessment on the basis that it is a brownfield site at the centre of the village and would deliver Ansty's housing need without any landtake at greenfield sites on the edge of the village. There are no identified biodiveristy, flooding, heritage or access issues, though by virtue of Ansty's position at Category 4 of the settlement hierarchy the assessment and the SA find the site performs pooly in relation to accessibility and social criteria and objectives. In the context of other available sites at Ansty, Site 644 is considered to be the most sustainable option to meet the settlement's identified housing need.

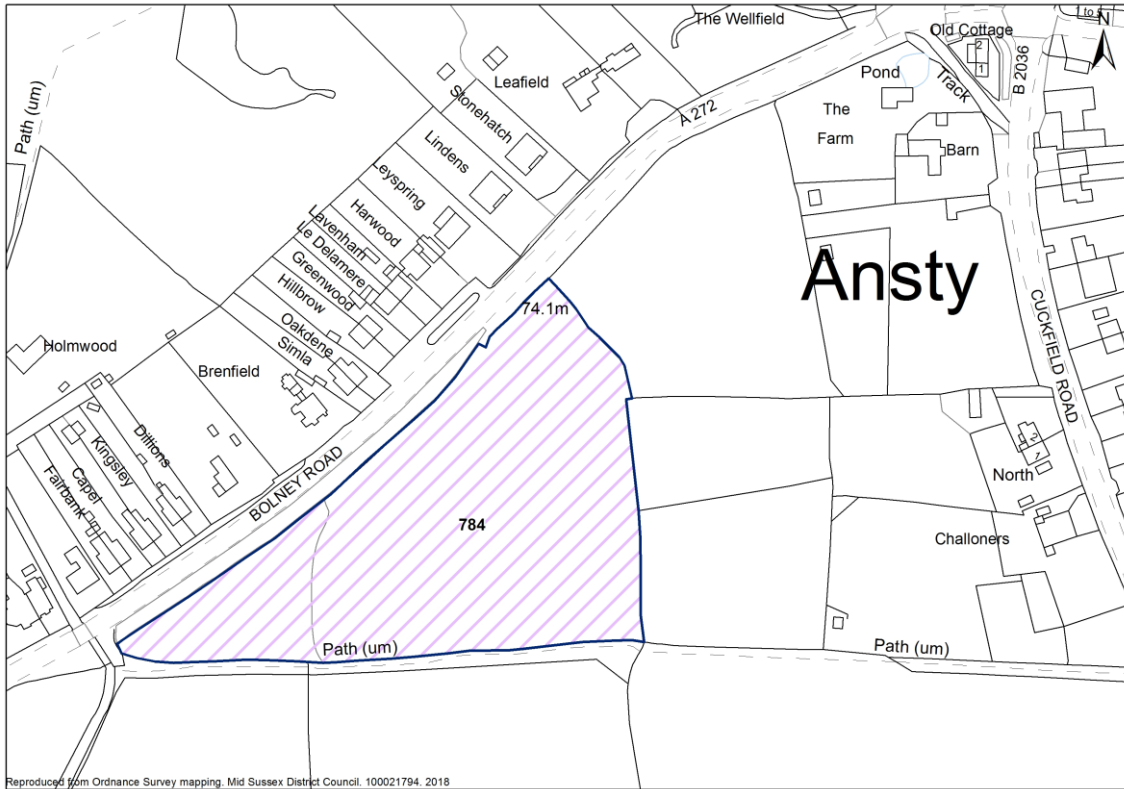
Recommendation

Site is proposed for allocation.

Site Selection - Housing

Ansty

ID **784** Extension to allocated Land at Bolney Road, Ansty



Site Details

Units: **45** Site Area (ha): **1.5**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	Archaeological interest: The site lies near the crest of a sandstone ridge above a stream valley, in the High Weald a favourable location for archaeological sites. No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation to take place (geophysical survey), to inform an archaeological mitigation strategy.
8 - Landscape	Low/Medium	Tree and hedgerow boundary. Potential views of the site from the south. The site is adjacent to the High Weald AONB. The site has moderate landscape sensitivity and moderate/ high landscape value.
9 - Trees/TPOs	Low/Medium	There are trees on the site and on the boundaries.

Part 2 - Deliverability Considerations

Site Selection - Housing

10 - Highways

11 - Local Road/Access

Moderate - Improve

Requires the development to provide infrastructure on site boundary and within the site to provide suitable sustainable routes. The concern is whether or not a DMRB standard design can be delivered that will secure technical highways approval with WSCC.

12 - Deliverability

Uncertain developability

No DQ.

13 - Infrastructure

Infrastructure capacity

No Developer Questionnaire. Assumed normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

More than 20 Minute Walk

15 - Health

More than 20 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Ansty & Staplefield Neighbourhood Plan

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

The site performs poorly in relation to health, education and transport as it is located beyond a reasonable walking distance from healthcare and school facilities, reflecting Ansty's position at Category 4 of the settlement hierarchy. Although the site has no heritage sensitivity and is outside the AONB, there is limited landscape capacity at the settlement and the site score negatively in relation to countryside as a result. This is exacerbated by the fact the site is greenfield and would necessitate land take at the edge of the village, resulting in a negative score in relation to land use. Positive effects are anticipated in relation to the housing objective as the site will contribute to meeting the residual need at Category 4.

Notes

Part 5 - Conclusion

Summary

The site is free of biodiversity and heritage constraints, though its openness contributes to the rural setting and character of the village, and its prominent position at the entrance to the village could lead to adverse effects on both landscape and townscape from development. The SA finds that there are more sustainable sites in Ansty available to contribute to housing need at Category 4 of the settlement hierarchy, whilst Ansty's own residual need is zero.

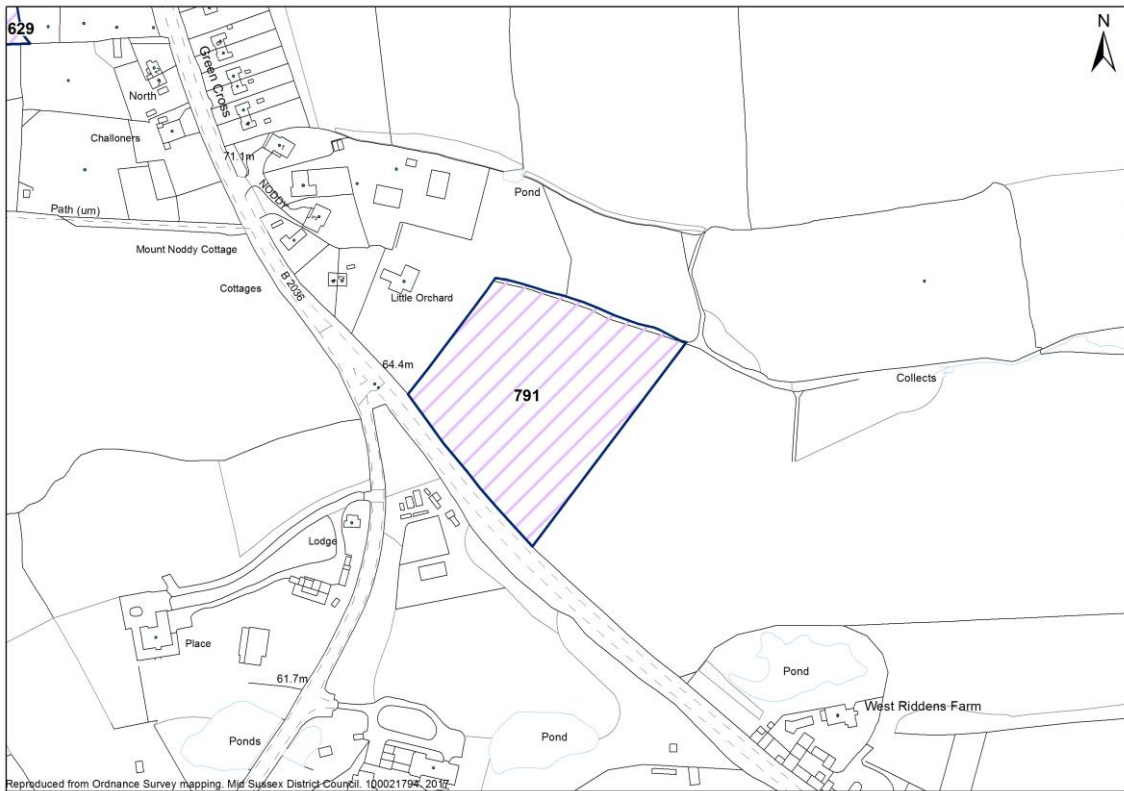
Recommendation

Site is not proposed for allocation

Site Selection - Housing

Ansty

ID **791** Land at Ansty Farm, Land east of Little Orchard, (Site B), Cuckfield Road, Ansty



Site Details

Units: **25** Site Area (ha): **1.2**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	The site is not adjacent to a Listed Building
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Low/Medium	Trees and hedgerows on boundary. Woodland to the north of the site. The site is in an area of moderate landscape sensitivity and moderate/ high landscape value.
9 - Trees/TPOs	Low/Medium	Trees around the boundary of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	No current access. Busy road. Pavement from Ansty runs out just before site.
12 - Deliverability	Developable	Site is in control of housebuilder. Outline application November 2019. First completions February 2022.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Site Selection - Housing

Part 3 - Sustainability / Access to Services

14 - Education	More than 20 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan

Ansty & Staplefield Neighbourhood Plan

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

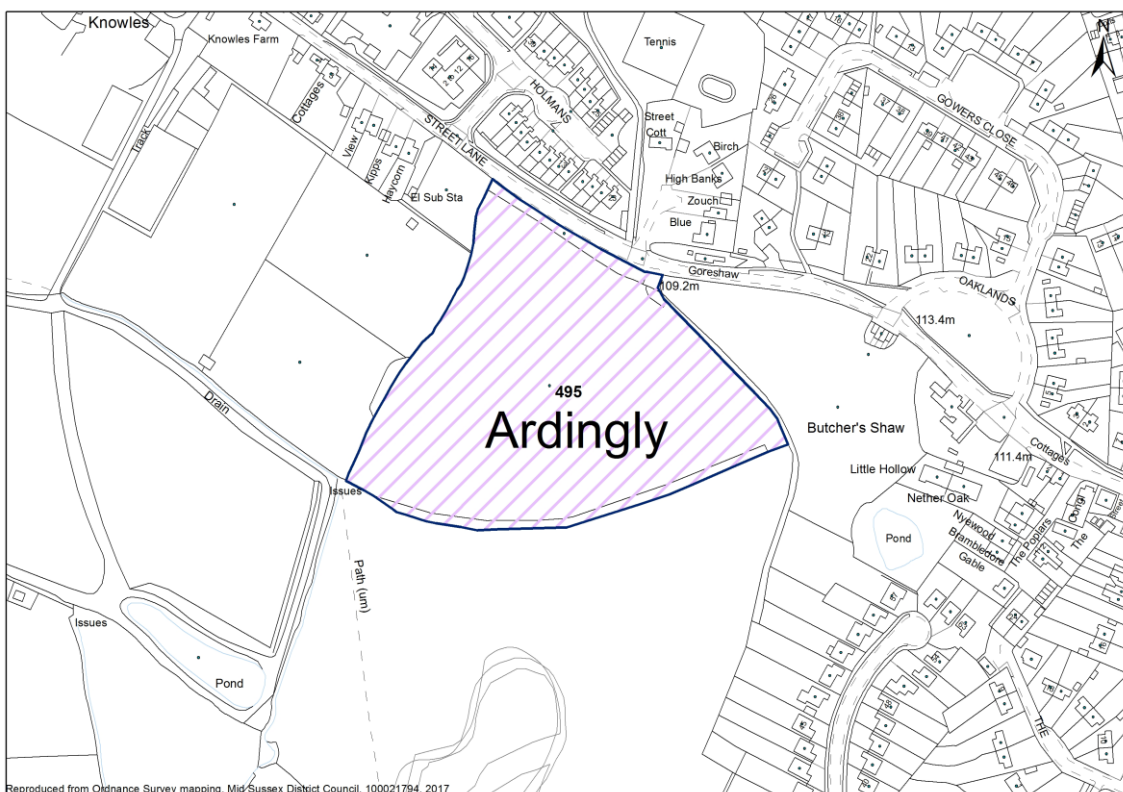
The assessment finds that the site is not suitable for allocation.

Recommendation

Site is not proposed for allocation.

Ardingly

ID **495** Butchers Field, south of Street Lane, Ardingly



Site Details

Units: **30** Site Area (ha): **2.4**

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	High impact on AONB due to damage to settlement pattern, medieval field system and potential impact on adjacent Ancient Woodland. Watercourse on boundary in south-west corner. Ardingly is made up of two settlements, the earlier probably being that the church, with the latter village growing up around the intersection of routeways. The site is located in the gap between the two settlements and its development would be damaging to the settlement pattern. Street Lane is a historic routeway and there is a historic public right of way adjacent to the south-west corner. There is Ancient Woodland immediately to the east of the site. Site is part of a medieval field system. Views potentially from Street Lane and adjacent PROW.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	15m Buffer only	Ancient Woodland adjacent to the eastern boundary of the site. Buffer only within site boundary.
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Low)	No further comments sought.
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: geophysical

Site Selection - Housing

survey: appropriate archaeological mitigation arising from results.

8 - Landscape

AONB

Site is within the High Weald AONB (assessed under criterion 1)

9 - Trees/TPOs

None

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Minor - Improve

Subject to the necessary further technical assessments, and the associated cutting of the vegetation to achieve suitable visibility along Street Lane, it is considered that an access could be achieved in this location.

12 - Deliverability

Developable

Site is in control of housebuilder. Outline application June 2019. First completions Aug 2021.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

More than 20 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

Local Green Space allocation (Policy 6)
Site outside the built up area of the village.
Policy ARD2: Spatial Plan for the Parish directs future housing within the parish to within the built up area.
Development outside the built up area will be required to demonstrate how they conserve the AONB.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Conflict with Neighbourhood Plan allocation.

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

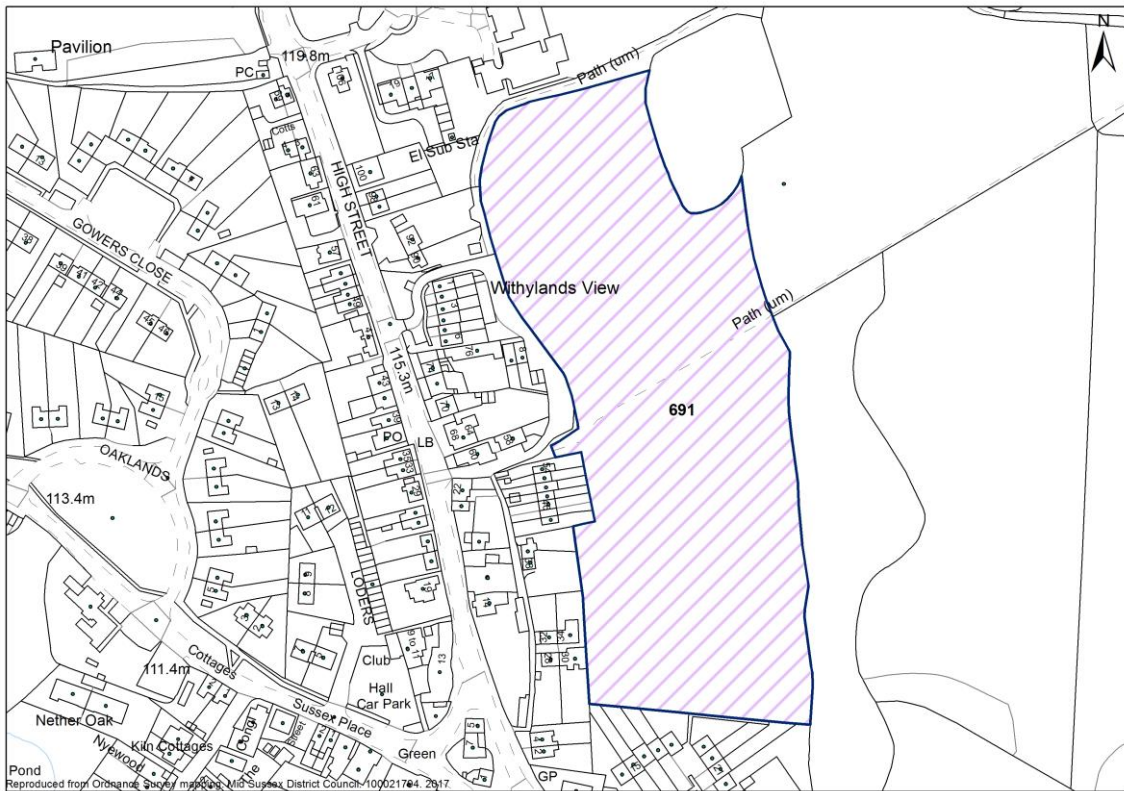
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Ardingly

ID **691** Land east of High Street, Ardingly



Site Details

Units: **75** Site Area (ha): **2.5**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	Site is located behind the historic core on eastern side of High Street. Whilst close to village core it could be difficult to integrate due to its scale and back land location. Scale is significant for size of existing village. High Street is shown as historic on 19th century maps but some local people believe that it originally ran slightly to the east of its current route, closer to the proposed site. Undesignated woodland to the east of the site running into linear Ancient Woodland to the south. Post-medieval field system. Modern PROW crossing the site which will give public views and access to the countryside from the village. Modern PROW crossing the site which will give public views and access to the countryside from the village.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	15m Buffer only	
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	Little Hapstead, Bough House with Bough Cottage and shop and Hapstead Farmhouse South and Cottage. These listed buildings have a close relationship with the site. Development on the site will impact on the setting of all these buildings and will detract from the manner in which their special historic interest as Sussex village buildings is appreciated. NPPF: LSH, MID
6 - Conservation Area	Impact on CA - Less Than	Development of this site would have a fundamental impact on the

Site Selection - Housing

Substantial Harm (High)

character of the setting of the eastern side of the Conservation Area which would become suburbanised. This would remove the existing direct relationship between the Conservation Area and the surrounding countryside, to the detriment of the manner in which its special character is appreciated. NPPF:LSH, HIGH

7 - Archaeology

Moderate - Mitigation

No objection subject to archaeological assessment and mitigation. Before submission of planning application: geophysical survey; appropriate archaeological mitigation arising from results.

8 - Landscape

AONB

Site is within the High Weald AONB (assessed under criterion 1)

9 - Trees/TPOs

None

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Severe

Access to site cannot be demonstrated.

12 - Deliverability

Uncertain developability

Site is in control of housebuilder. Although access to site is yet to be demonstrated, therefore uncertain developability.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

More than 20 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

Local Green Space (Policy 6)
Site outside the built up area of the village.
Policy ARD2: Spatial Plan for the Parish directs future housing within the parish to within the built up area.
Development outside the built up area will be required to demonstrate how they conserve the AONB.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Conflict with Local Green Space Allocation.

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

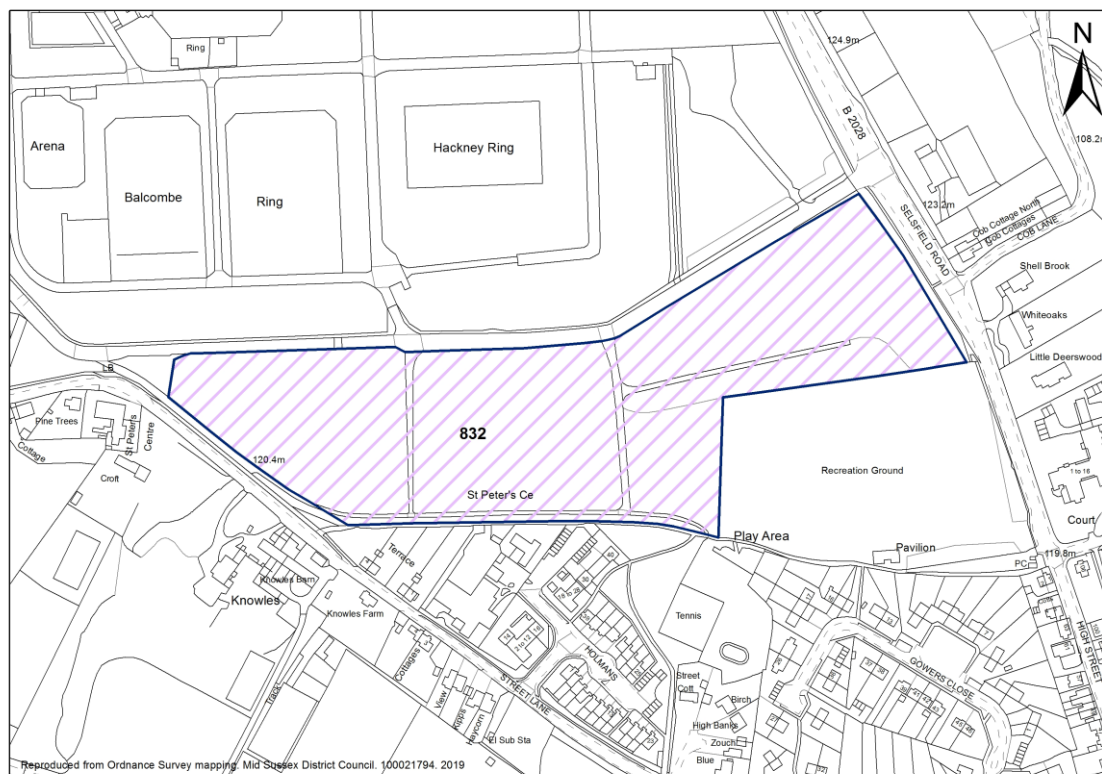
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Ardingly

ID **832** Land west of Selsfield Road, Ardingly



Site Details

Units: **100** Site Area (ha): **3.2**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	Moderate impact on AONB due to scale of development. Site is located to the north of the main village and separated from it by the recreation ground. The Showground to the north limits the impact on open countryside. Scale is significant for size of existing village. Selsfield Road is a historic routeway, there is a historic PROW to the south of the recreation ground and a more modern PROW to the north of the site. Post-medieval field system. Site likely to be viewed from road and adjacent PROWs.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Medium)	The site is in close proximity to the Grade I-listed St Peter's Church and a cluster of Grade II-listed buildings in its immediate vicinity.
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Medium)	The site lies adjacent to the north eastern edge of the conservation area and development could have potential to affect its setting and character.
7 - Archaeology	Moderate - Mitigation	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	None	

Part 2 - Deliverability Considerations

Site Selection - Housing

10 - Highways		Potential for junction impact at Selsfield Road / Vowells Lane without mitigation
11 - Local Road/Access	Minor - Improve	Safe access is not available but potential exists to easily gain access.
12 - Deliverability	Reasonable prospect developability	Site is being marketed early 2019. Outline application October 2019.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Site outside the built up area of the village. Policy ARD2: Spatial Plan for the Parish directs future housing within the parish to within the built up area. Development outside the built up area will be required to demonstrate how they conserve the AONB.	Site is within Building Stone (Cuckfield) MSA
Waste	Environmental Health
Development at the site may require reinforcement of the sewerage network	Potential for contaminated land to be present on site related to past or present land uses within or adjacent to the site.
Sustainability Appraisal	Notes
This site performs relatively well against the SA framework. There is a 'Very Negative' impact against objective (9) due to its location within the High Weald AONB, however the AONB unit have concluded that there is Moderate Impact as opposed to High Impact. As the District Plan strategy anticipates growth at Ardingly, and there are a number of positive impacts against social and economic criteria, the positive impacts from progressing this site for allocation outweigh the negative impacts.	Conflict as site is outside the built up area.

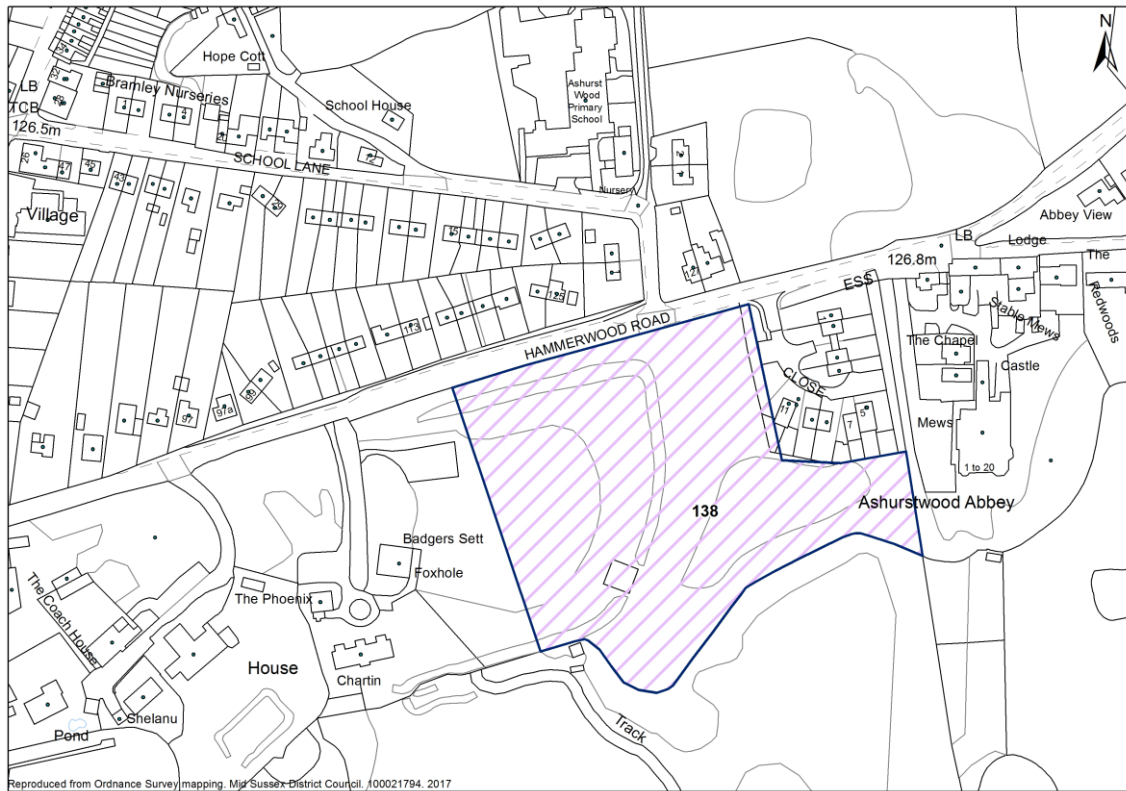
Part 5 - Conclusion

Summary	The site is within the AONB and has potential for a moderate landscape impact. However, in the context of other site options at Ardingly the site has potential for minimal landscape effects given that is screened to the north by existing planting with potential to enhance further and in light of the fact it is adjacent to the existing built area of the village to the south. The SA supports this view, finding that the site represents the most sustainable option to deliver Ardingly's housing target in light of the site's positive performance in relation to the social and economic SA objectives.
Recommendation	Site is proposed for allocation.

Site Selection - Housing

Ashurst Wood

ID **138** Land south of Hammerwood Road, Ashurst Wood



Site Details

Units: **12** Site Area (ha): **0.7**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Low impact	Low impact on AONB. Appears reasonably flat, no watercourses mapped. Immediately to south of core village, which is aligned along multiple routeways. Modest sized site suitable for scale of existing village. Hammerwood Road is a historic routeway. Post-medieval field system. Views likely from the road. Priority habitat, deciduous woodland, is present on part of the site. Impact on this habitat needs to be considered and if necessary, appropriate mitigation measures specified.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	Local Wildlife Site - SWT Mitigation	This site is nearby to Herries Pasture, Ashurst Wood. The site was originally part of the parkland belonging to Ashurst Wood Abbey. The LWS is designated for unimproved grassland. This type of habitat is vulnerable to changes in management, disturbance and nutrient input. The SHELAA site is predominantly deciduous woodland. Therefore consideration should be given to the suitability of allocating a site with unknown ecological value. In order to recommend improvement to the LWS we would need to be informed by up to date ecological information that could focus recommendations for improvements to management or extensions LWS
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site

Site Selection - Housing

7 - Archaeology	None	No Objection. If existing tree cover on the eastern part of the site is retained, archaeological mitigation on the remainder of the site will not be necessary.
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Significant tree coverage on the eastern part of the site, and TPO area adjacent to east of site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	
12 - Deliverability	Developable	Site is in family ownership. Pre app adoption, Jan 2021. First completions Sept 2022.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - Normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

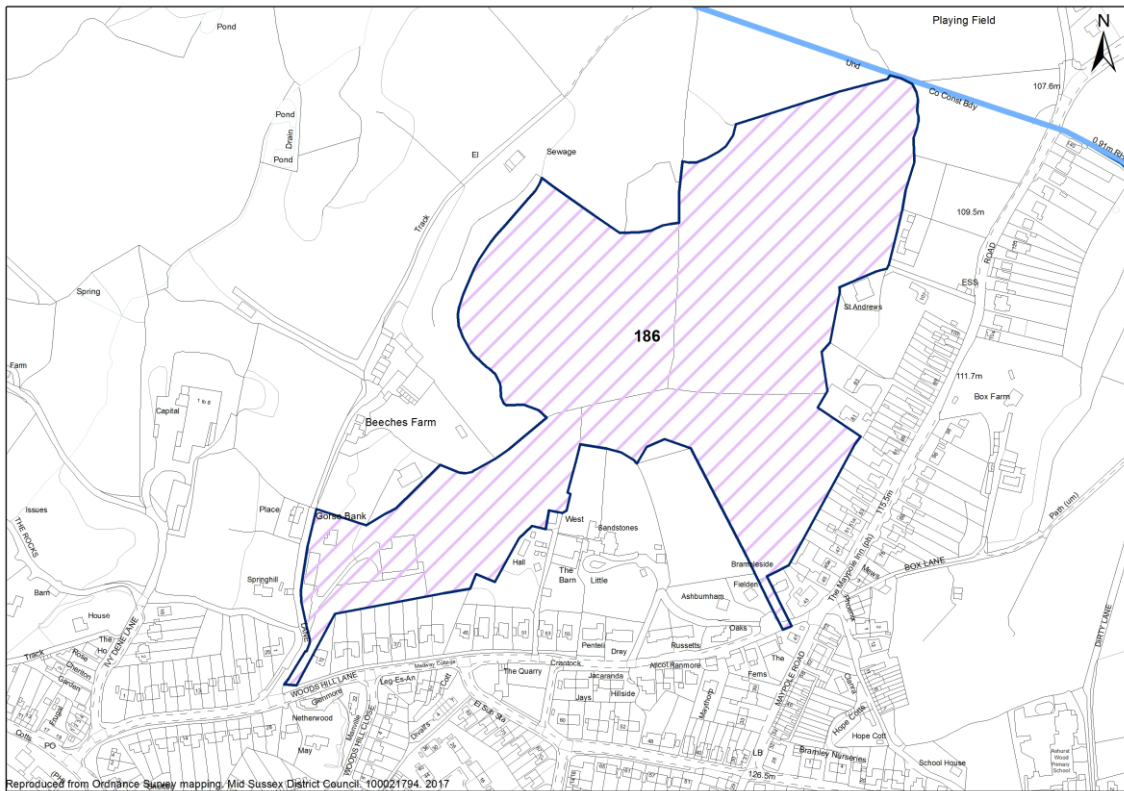
Neighbourhood Plan	Minerals
Policy ASW 12 – Residential Development outside the Built Up Area Boundary	Site is within Brick Clay (Wadhurst) MCA - approx 40 metres from resource.
Waste	Environmental Health
No water or wastewater considerations identified	Potential for contaminated land to be present on site related to past or present land uses within or adjacent to the site.
Sustainability Appraisal	Notes
Site 138 is well located in relation to local services and facilities, including the school and convenience store, helping reduce the need to travel to meet some day to day needs. There are no historic environment constraints though there could be potential for negative effects on countryside by virtue of its location in the High Weald AONB. Positive effects in relation to housing are anticipated as the site has potential to make a valuable contribution to wider housing need at Category 3 of the settlement hierarchy.	

Part 5 - Conclusion

Summary	The site is free of heritage constraints and is located within a short walk of the local services and primary school in Ashurst Wood. Although the site is within the AONB the assessment finds that development would have a low impact on the AONB due to its modest size and its strong visual relationship with the existing built area of the settlement. There could be a degree of biodiversity sensitivity at the site due to its proximity to the Herries Pasture Local Wildlife Site (LWS) though effects could likely be avoided or mitigated given the small scale of the site. The site performs well overall in the SA.
Recommendation	Site is proposed for allocation.

Ashurst Wood

ID **186** Land east of Beeches Lane, Ashurst Wood



Site Details

Units: **40** Site Area (ha): **7**

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	High impact on AONB due to loss of medieval field system, impact on public enjoyment of PROW and potential impact on Ancient Woodland. Contour lines suggest site is high and undulating. No watercourses mapped. Beeches Farm is a historic farmstead. Whilst site has some boundary with village, most is quite remote from the village centre. Not clear which part of the site is proposed for built development. Historic PROW on western side of site. Roads to the south and east are historic. Ancient Woodland on western boundary and to north of Beeches Farm. Likely to be views of the site from the PROW and a loss of enjoyment of a countryside outlook from the PROW.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	Adjacent	Ancient woodland buffer zone within edge of central western part of site, and adjacent to ancient woodland along a small section of the same border.
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)

Site Selection - Housing

9 - Trees/TPOs	None	Site is not affected by trees
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Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Significant – Uncertain	Unclear how access could be achieved to this site, further work required.
12 - Deliverability	Developable	Site is in control of a housebuilder. Full planning application January 2020. First completions December 2021.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan Policy ASW 12 – Residential Development outside the Built Up Area Boundary	Minerals Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes

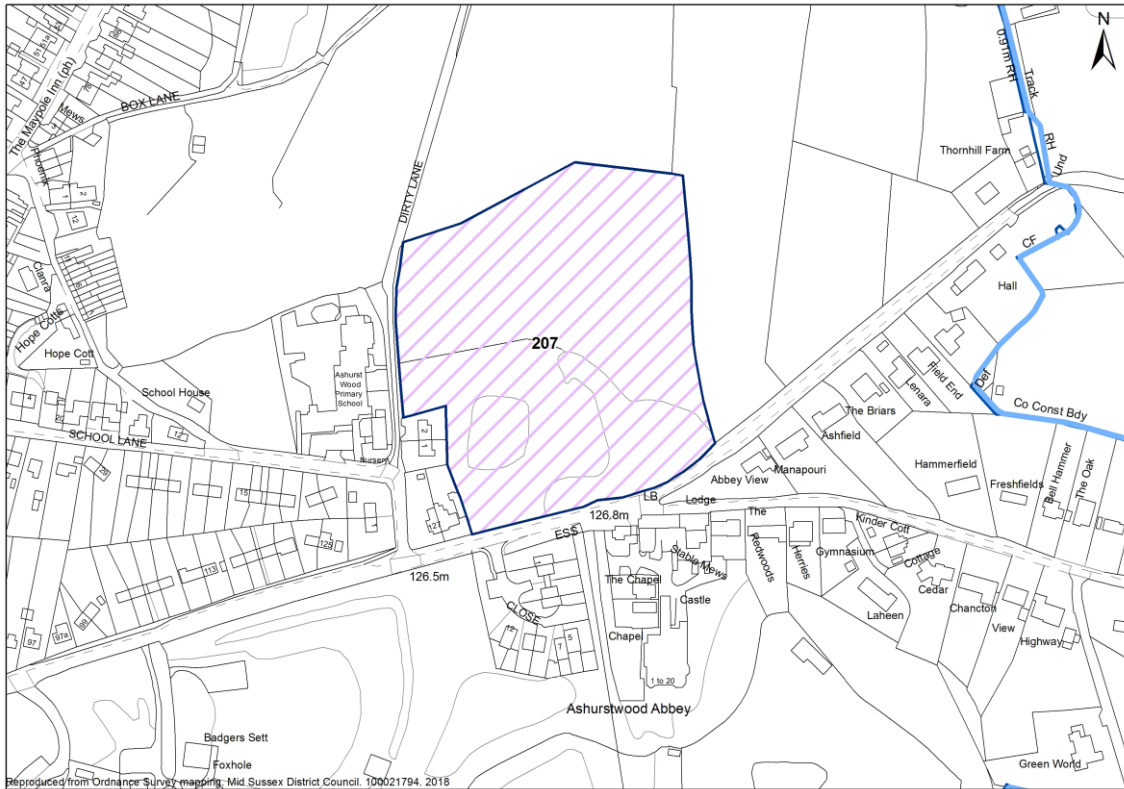
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Ashurst Wood

ID **207** Land at Dirty Lane/Hammerwood Road, Ashurst Wood



Site Details

Units: **9** Site Area (ha): **0.5**

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	<p>High impact on the AONB due to loss of medieval field system, impact on public enjoyment of PROW and the topography of the site limiting design solutions so that development would be separated from the village and out of character with the historic settlement pattern. Steep site, no watercourses mapped. Topography likely to result in significant cut and fill and will limit design solutions. Countryside edge of settlement, with site forming an important rural setting to the village. Topography of site and copse within it results in any development being located away from the historic routeways and the existing built development on the other side of these lanes, which means that it is separated from the village and out of character with the historic settlement pattern. Hammerwood Road is a historic routeway and Dirty Lane is a historic public right of way. Small copse within the site. There will be views of the site from Hammerwood Lane and Dirty Lane and a loss of enjoyment of a countryside outlook from the PROW.</p>
2 - Flood Risk	None	<p>The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.</p>
3 - Ancient Woodland	None	<p>The site is not affected by Ancient Woodland</p>
4 - SSSI/SNCI/LNR	Local Wildlife Site - SWT Mitigation	<p>This site is nearby to Herries Pasture. The LWS is designated for unimproved grassland this type of habitat is vulnerable to changes in management. Need to consider cumulative impacts with SHELA 138.</p>

Site Selection - Housing

5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation to take place (geophysical survey), to locate the former cottage and other archaeological features across the site, and inform an archaeological mitigation strategy, which should include initially excavation of trial trenches across the cottage's site.
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	
12 - Deliverability	Developable	Site is in control of a housebuilder. Outline application April 2019. First completions Feb 2021.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Policy ASW 12 – Residential Development outside the Built Up Area Boundary	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

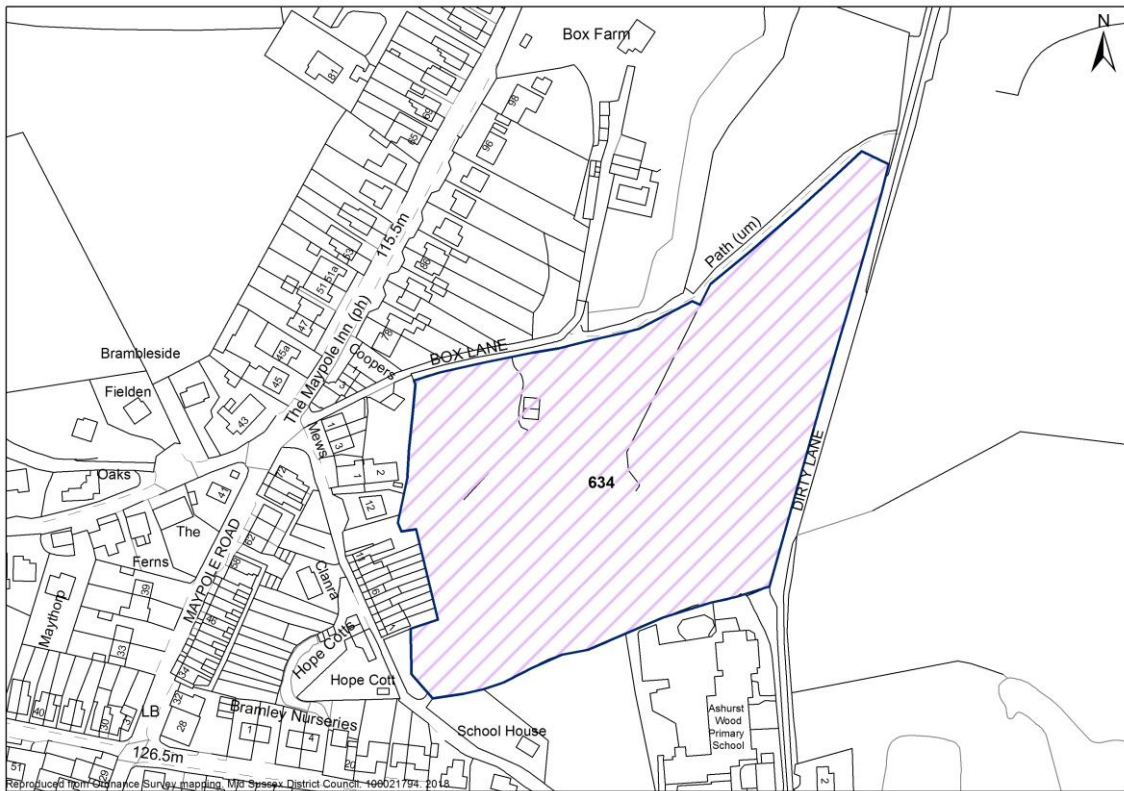
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Ashurst Wood

ID **634** Land west of Dirty Lane, Ashurst Wood



Site Details

Units: **15** Site Area (ha): **0.5**

Part 1 - Planning Constraints

1 - AONB

Wholly/most within – High impact

High impact on the AONB due to loss of medieval field system, impact on public enjoyment of PROWs, impact on the character of access lanes and the location and topography of the site limiting design solutions so that development would be out of character with the historic settlement pattern. Scale of site is also out of proportion to the scale of the existing village. Very steep and undulating site. No watercourses mapped. Western side abuts settlement but no obvious access route. Access issues and topography would make this site very difficult to integrate into the site and design in a way that reflected the historic settlement pattern of development along routeways. Scale of site is significant compared to size of village. Dirty Lane and PROW to the north are historic routes. All potential accesses from very narrow lanes/tracks which would be adversely affected by any widening works necessary to serve as an access for this number of vehicles. Access from Dirty Lane would urbanise a very rural, tranquil right of way. There will be views of the site from Dirty Lane and the PROW to the north, and possibly from lanes to the west depending on location of access point. There will be a loss of enjoyment of a countryside outlook from the PROW.

2 - Flood Risk

None

The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.

3 - Ancient Woodland

None

The site is not affected by Ancient Woodland

4 - SSSI/SNCI/LNR

None

This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site

Site Selection - Housing

5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Some mature trees on site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Severe	Although bordered by two roads (Box Lane and Dirty Lane) both are single-track un-made roads with tight turns and blind bends at junctions. No prospect for improving access as land is not available for doing so.
12 - Deliverability	Developable	Site is in control of housebuilder. Outline application January 2020. First completions February 2022.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

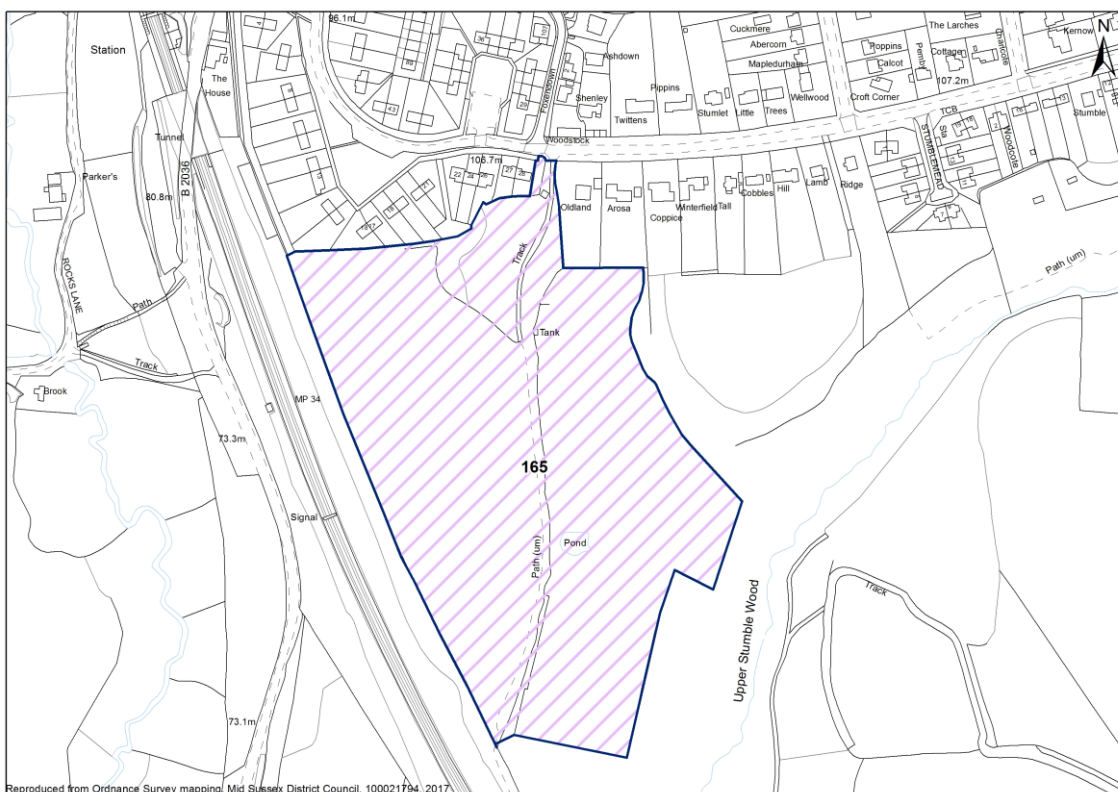
Neighbourhood Plan Policy ASW 12 – Residential Development outside the Built Up Area Boundary	Minerals Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes

Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Balcombe

ID **165** Land south of Oldlands Avenue (Vintens Nursery), Balcombe



Site Details

Units: **90** Site Area (ha): **2.25**

Part 1 - Planning Constraints

1 - AONB

Wholly within – Moderate Impact

Moderate impact on AONB due to significant scale of development, loss of semi-intact medieval field system, impact on public enjoyment of PROW and potential impact on woodland including Ancient Woodland. High site sloping down to the south. One pond marked to the east of the footpath. If accessed from Oldlands Avenue could be integrated with the village. However, site is of a significant scale for the existing size of village. The footpath running through the site is a historic PROW. Woodland to the east of the PROW with some linear strips of Ancient Woodland connecting with Upper Stumble Wood to the east of the site which is Ancient Woodland. Western field is identified as part of a medieval field system, albeit probably affected by the route of the railway line. Likely to be views of the site from the PROW and a loss of enjoyment of a countryside outlook from the PROW. Priority habitat (deciduous woodland), is present on part of the site. Impact on this habitat needs to be considered as the NPPF requires the conservation, restoration and enhancement of priority habitat. To achieve this aim, appropriate mitigation measures may need to be specified.

2 - Flood Risk

None

The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.

3 - Ancient Woodland

Partial

There are two areas of Ancient Woodland on the eastern side of the site. These would reduce the developable area but could be mitigated.

4 - SSSI/SNCI/LNR

Local Wildlife Site - SWT

This site is nearby Rowhill and Station Pastures, Balcombe. The

Site Selection - Housing

	Mitigation	LWS designation includes unimproved grassland. Any further consideration of site should exclude Ancient Woodland. Thought should be given to impacts of disturbance on Ancient Woodland from people and pets, impacts on habitat connectivity, impacts of light and noise pollution, need for Ancient Woodland buffer.
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Low)	Small part of north eastern boundary of site abuts Conservation Area.
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	The eastern side of the site is covered by trees, which may impact on developable area.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Subject to confirmation of form of access (including one way or two way access road), it is expected that visibility can be achieved in this location. Particular attention should be taken with the existing Oak tree and whether re-provision of existing pedestrian footway is required.
12 - Deliverability		
13 - Infrastructure		

Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Good

Part 4 - Other Considerations

Neighbourhood Plan Site is outside built up area. Policy 1: Built up Area Boundary. Development outside of the built up area will be required to conform to development plan policies.	Minerals Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes

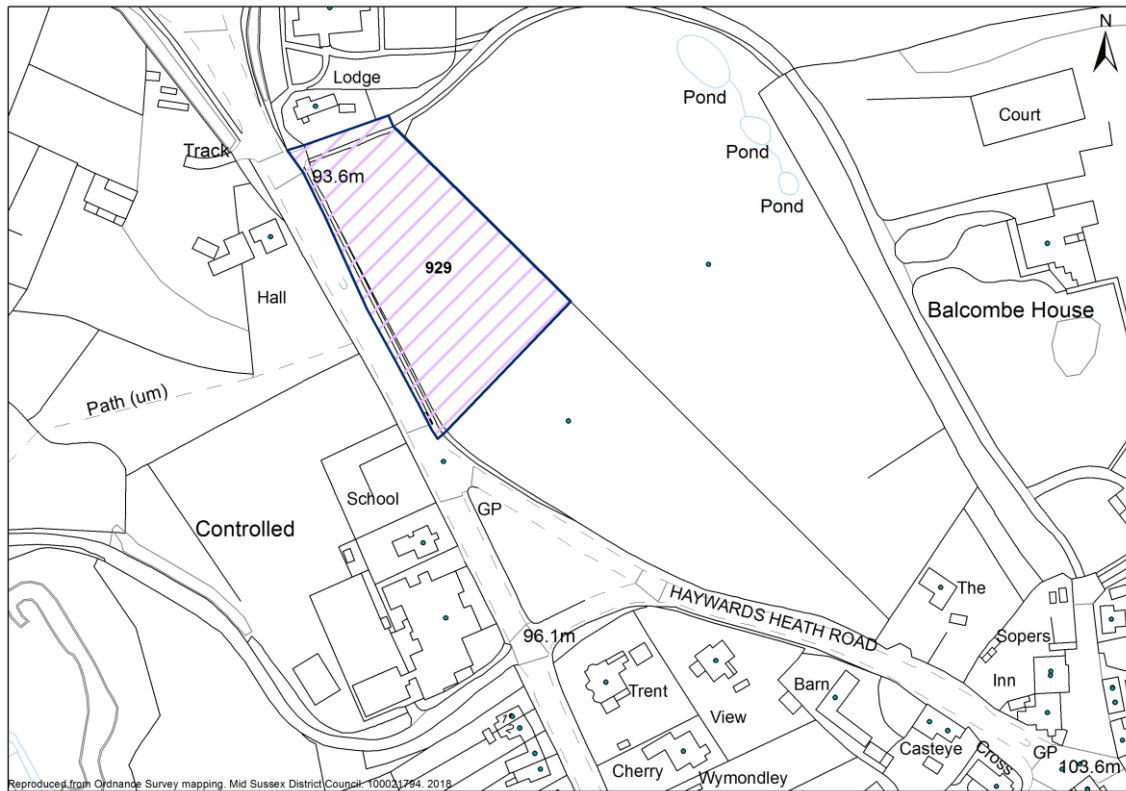
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Balcombe

ID **929** Land to the west of the Rectory, Haywards Heath Road, Balcombe



Site Details

Units: **15** Site Area (ha): **0.5**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	Moderate impact on AONB due to loss of woodland. High site but relatively flat. No watercourses mapped. Site is between the church and an allocated site, opposite the school and at the junction of two routeways. Modest sized site which is of a suitable scale for the existing village and could be developed in character with the historic settlement pattern. Both roads abutting the site are historic routeways. Significant non-designated woodland cover over the site which contributes to the character of the area and the setting of the church. Adjacent allocation site, which appears to be equally wooded, has a criteria relating to retaining the woodland setting for development. Was part of medieval field system but now woodland. Site currently screened by trees but will be viewed from adjacent roads if trees are removed for access or development.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (High)	Balcombe house, development on the site would have a significant impact on key views from the main entrance frontage of the house, and would partially compromise the existing parkland/rural setting of the house, as well as the character of the approach to it from the west. This would be harmful to the

Site Selection - Housing

		<p>manner in which the special interest of the listed building is appreciated/ NPPF:LSH,HIGH.</p> <p>St Mary's Church, Grade 1 listed building, development of this site would be highly damaging to the setting of St Mary's Church and the manner in which its special interest is appreciated. NPPF:LSH, HIGH</p> <p>Haylors, London Road, Development on the site would, although at a little distance from the cottage, constitute a significant intrusion into this currently rural setting and would detract from the manner in which the special interest is appreciated. NPPF:LSH, MID/HIGH</p>
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6 - Conservation Area	Impact on CA - Less Than Substantial Harm (High)	<p>Development on the site would have significant impact on the character of this currently wooded area within the immediate setting of the Conservation Area and adjacent to the key approach to it from the north. Given the importance of the rural, verdant setting of the Area to its special interest this is considered to be detrimental to the setting of the Conservation Area.</p> <p>NPPF:LSH,MID/HIGH</p>
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7 - Archaeology	Moderate - Mitigation	<p>No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation to take place (geophysical survey), to inform an archaeological mitigation strategy.</p>
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8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
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9 - Trees/TPOs	Low/Medium	Site is covered by trees although they are not protected.
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Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	It is considered that a suitable form of access can be provided in this location subject to confirmation of visibility.
12 - Deliverability		
13 - Infrastructure		

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Good

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Site is outside built up area. Policy 1: Built up Area Boundary. Development outside of the built up area will be required to conform to development plan policies. Possible new Rectory site.	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes

Site Selection - Housing

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Possible site for new Rectory.

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

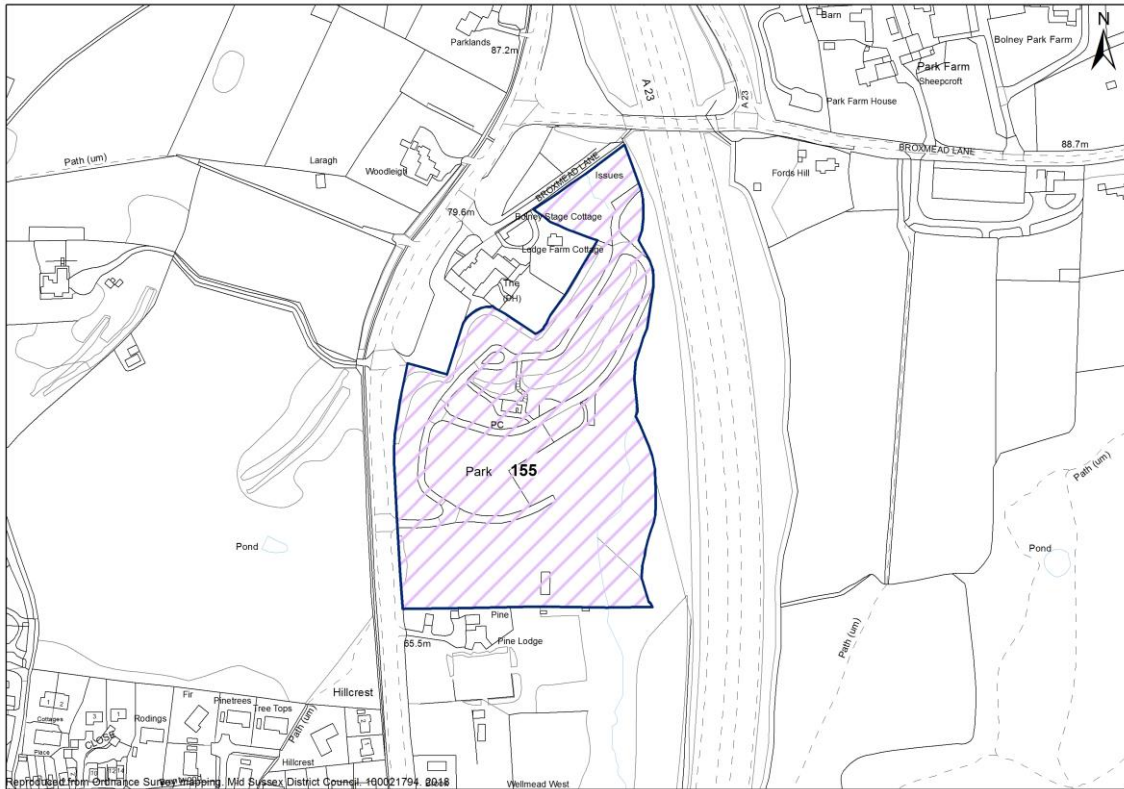
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Bolney

ID **155** **Aurora Ranch Caravan Park, London Road, Bolney**



Site Details

Units: **100** Site Area (ha): **3.4**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	Moderate impact on AONB due to scale of site and poor relationship with main village. High site which slopes to the south. No watercourses mapped. Site to the north of the main village in an area of scattered development along London Road. Poor relationship to main village and of a significant scale in comparison to existing settlement. London Road is a historic routeway. Significant tree belt along boundary with A23 to the east. Also many trees within the site and along London Road. Not defined as a field in the Historic Landscape Characterisation. Very limited views into the site from London Road due to trees. Priority habitat (deciduous woodland), is present on part of the site. Impact on this habitat needs to be considered as the NPPF requires the conservation, restoration and enhancement of priority habitat. To achieve this aim, appropriate mitigation measures may need to be specified.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	The northern boundary of the site wraps around the curtilage of the Bolney Stage public house (Grade II). Development of site would impact on setting of the listed building. Residential development is likely to be more intensive in nature than existing

Site Selection - Housing

		use and more visually intrusive upon the character of the setting of the Stage. NPPF:LSH, MID
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Low)	The rural character of the setting of the Conservation Area makes a strong contribution to the manner in which its special interest is appreciated. More intensive development of the site would have a negative impact on the manner in which the special interest of the Conservation Area is appreciated, from PROW in vicinity of site. NPPF:LSH, LOW
7 - Archaeology	Moderate - Mitigation	Archaeological interest: The site adjoins a watercourse (potential for prehistoric stream-side occupation sites). There has been some landscaping for construction of the existing caravan park, which may have affected any presently unknown buried archaeological deposits.
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	None	Site is not affected by trees to a significant extent, but there are trees within the site and along boundaries.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Reasonable prospect developability	
13 - Infrastructure	Infrastructure capacity	

Part 3 - Sustainability / Access to Services

14 - Education	15-20 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
BOLBB1 - Built up Area Boundary - development outside the Built Up Area is not permitted.	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

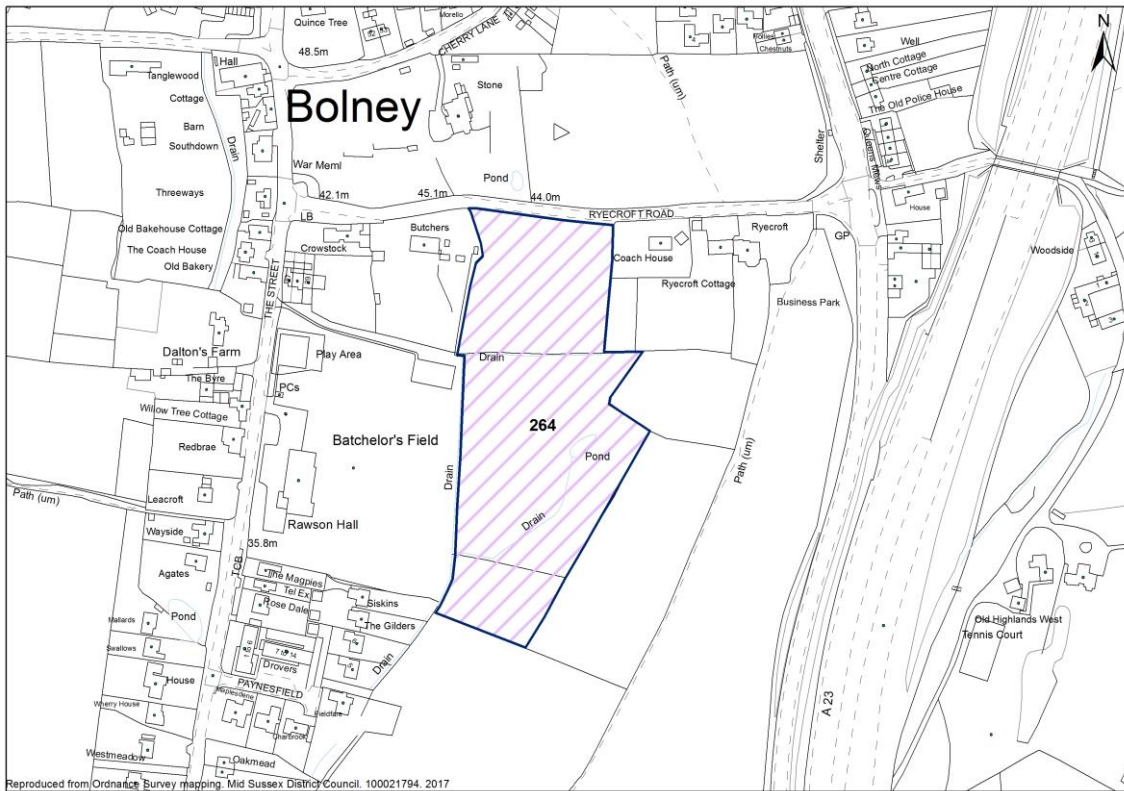
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Bolney

ID **264** Land south of Ryecroft Road, Bolney



Site Details

Units: **20** Site Area (ha): **2**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	The north-western boundary of the site is contiguous with the curtilage of Butchers (Grade II listed building). The rural setting to the north and east of Butchers make a positive contribution to the manner in which its special interest is appreciated. Development on this site would have a fundamental impact on the character of this buildings setting and on views from the house and its gardens. NPPF:LSH, MID. The Old Bakehouse and Dalton's Farm, The Street, Impact on the setting of these heritage assets will be determined by the extent to which the development would be visible across Batchelor's field. NPPF: LSH, LOW.
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Medium)	The north-western boundary of the site is contiguous with the Bolney North Conservation Area. The Conservation Area contains a number of listed buildings, and is characterised by low density development with trees, hedges and open spaces making an important contribution to its attractiveness. The rural setting of the Conservation Area makes a strong positive contribution to its special character and the manner in which this is appreciated. Development on this site would have a detrimental impact on the

Site Selection - Housing

rural setting of the northern part of the area as it is appreciated from Ryecroft Road, potentially The Street and Bachelor's field. NPPF:LSH, MID

7 - Archaeology

Moderate - Mitigation

Archaeological interest: the site is at the head of a small watercourse (potential prehistoric spring-head occupation).

8 - Landscape

Low

This site has low landscape capacity, with moderate/high sensitivity and value.

9 - Trees/TPOs

Low/Medium

Site is largely covered by mature trees (no TPOs).

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Moderate - Improve

Length of frontage on Ryecroft Road suggests that suitable visibility could be obtained in this location. In sustainability terms, if site 527 is brought forward first with sufficient sustainable infrastructure, this should enable site 264 to come forward.

12 - Deliverability

Developable

Site under option to housebuilder. Pre -app Jan 2020. First completions July 2023.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - Normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

More than 20 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

BOLBB1 - Built up Area Boundary - development outside the Built Up Area is not permitted.

BOLA2 - Extension of Bachelor's Field. Allocated for recreational uses.

Minerals

Part of site within Brick Clay (Wadhurst) MSA, all of site in Brick Clay MCA

Waste

No water or wastewater considerations identified

Environmental Health

Potential for contaminated land to be present on site related to past or present land uses within or adjacent to the site.

Sustainability Appraisal

The site's performance in relation to the housing objective is positive, though there is a major negative in relation to the historic environment objective on the basis of the site's listed building and conservation area constraints. Performance against landscape and countryside objectives are negative given the open, rural character of the site and its contribution to the setting and character of Bolney.

Notes

Part 5 - Conclusion

Summary

The site is free of biodiversity constraints but contains a number of mature, though unprotected, trees. The site has good access to limited local services at Bolney, though limited public transport. The principal constraint relates to the adjacent conservation area and associated potential for harm

Site Selection - Housing

to the landscape setting of the conservation area from development on site. The site's initial indicative yield is low, and it is considered that a scheme which incorporates screening to mitigate visual effects on the conservation area would likely reduce the potential yield to below the threshold for allocation.

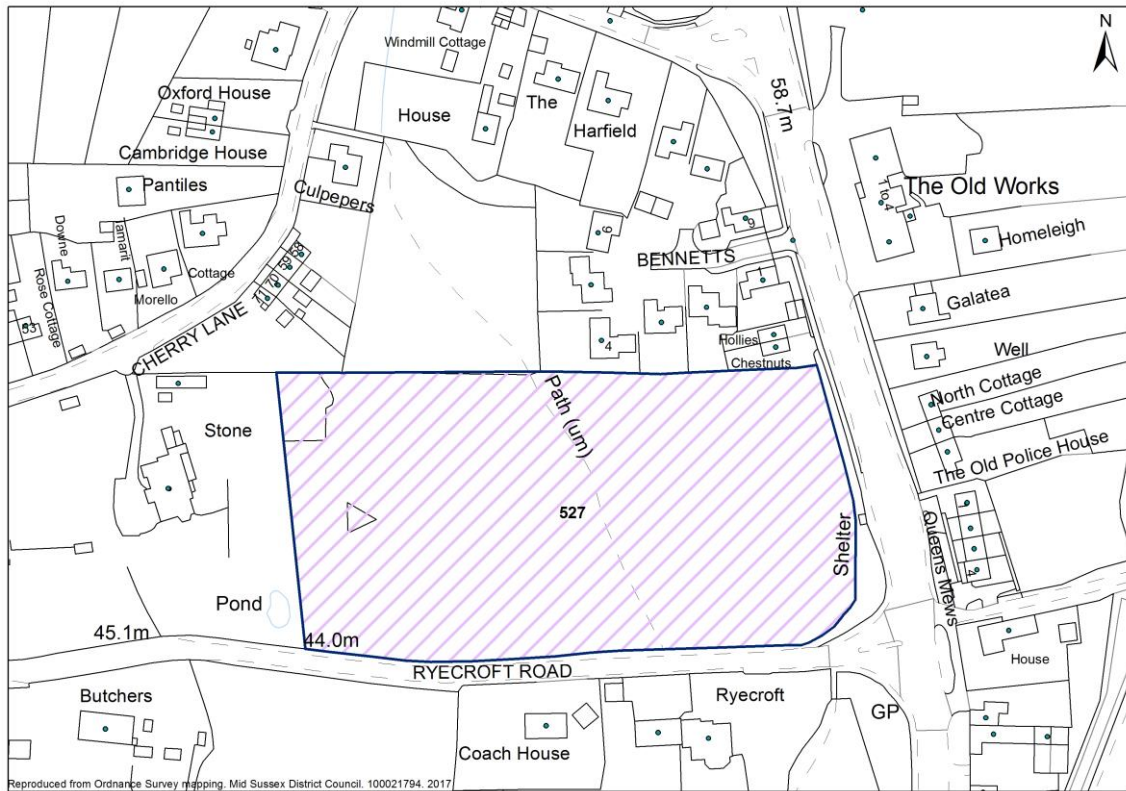
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Bolney

ID **527** Land north of Rycroft Road, Bolney



Site Details

Units: **40** Site Area (ha): **1.6**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Medium)	The rural setting to the north and east of Butchers make a positive contribution to the manner in which its special interest is appreciated. Development on this site would have a fundamental impact on the character of this part of the buildings setting and on views from the house and its gardens. This would detract from the manner in which the special interest of the listed building is appreciated. NPPF:LSH, MID
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Medium)	The Bolney (North) conservation area is contiguous with the western boundary of the site, and a small area of the conservation area (around 0.03ha) is within the site boundary. The rural setting of the CA makes a strong positive contribution to its special character and the manner in which this is appreciated, from Rycroft Road and the PROW. NPPF: LSH, MID
7 - Archaeology	None	
8 - Landscape	Low	
9 - Trees/TPOs	Significant tree cover –	Site is largely covered by mature trees, some cleared Dec 2018,

Site Selection - Housing

high impact

TPO pending on site.

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Moderate - Improve

Suitable access can be achieved on Rycroft Road, in a similar manner to #264. If masterplanning brings both sites forward together, Site 527 can provide the required sustainable travel routes to enable Site 264 to come forward.

12 - Deliverability

Developable

Site is being promoted by house builder. Full application Sept 2020. First completions July 2023.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - Normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

More than 20 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

BOLBB1 - Built up Area Boundary - development outside the Built Up Area is not permitted.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

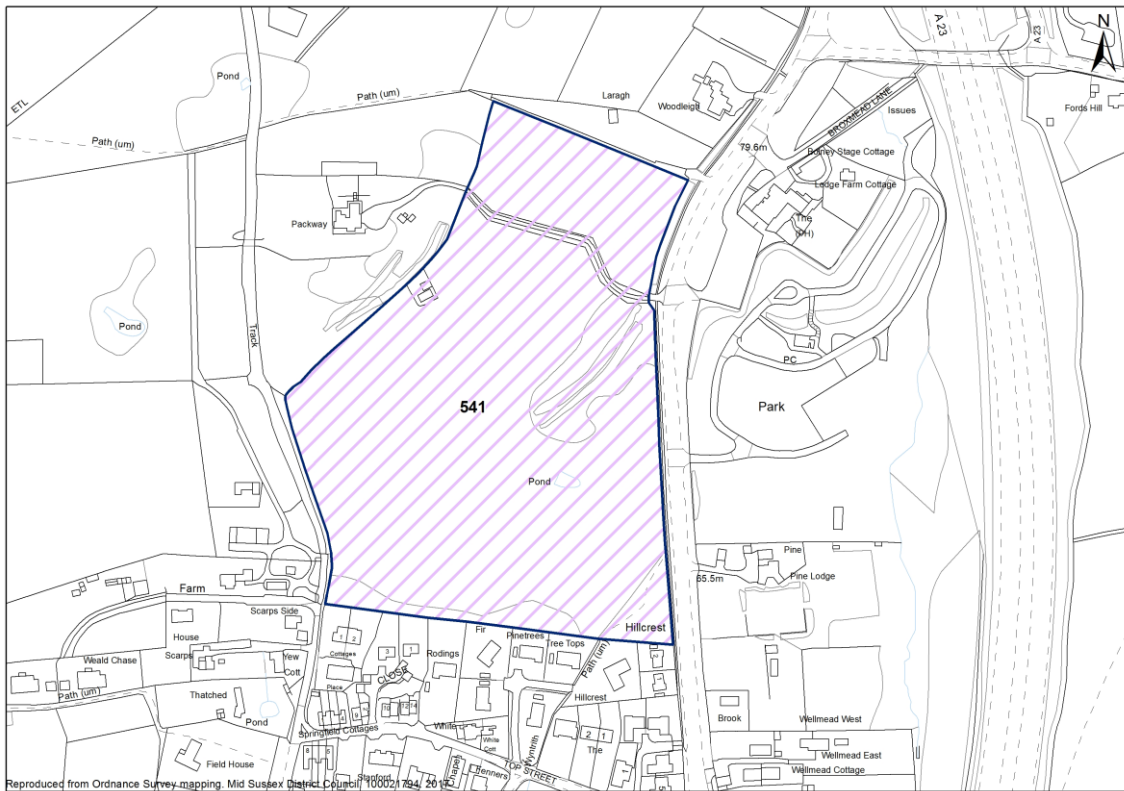
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Bolney

ID **541** Land Adjacent to Packway House, Bolney



Site Details

Units: **150** Site Area (ha): **5**

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	High impact on AONB due to loss of woodland, scale of site and poor relationship with main village. High site which slopes to the south. No watercourses mapped. Site to the north of the main village in an area of scattered development along London Road. Poor relationship to main village and of a significant scale in comparison to existing settlement. London Road is a historic routeway. The PROWs to the north and west of the site are also historic and the one to the west forms part of the High Weald Landscape Trail. Significantly wooded site, particularly in southern part with wood pasture in the north. Post-medieval field system. Very limited views into the site from London Road and PROWs due to trees. Priority habitat (deciduous woodland), is present on part of the site. Impact on this habitat needs to be considered as the NPPF requires the conservation, restoration and enhancement of priority habitat. To achieve this aim, appropriate mitigation measures may need to be specified. Natural England consider this allocation to be major development within the AONB.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	The northern part of the site lies opposite the listed Bolney Stage Public House (Grade II) however is well screened and separated by

Site Selection - Housing

		London Road.
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Site is largely covered by mature trees (no TPOs).

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Existing access track through north of site to Packway. Access could be gained from London Road or Packway. No access possible on the southern or western boundary.
12 - Deliverability	Reasonable prospect developability	No housebuilder or option agreement on the site. Ongoing discussions with various developers. Current planning application for care home.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan BOLBB1 - Built up Area Boundary - development outside the Built Up Area is not permitted.	Minerals Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes

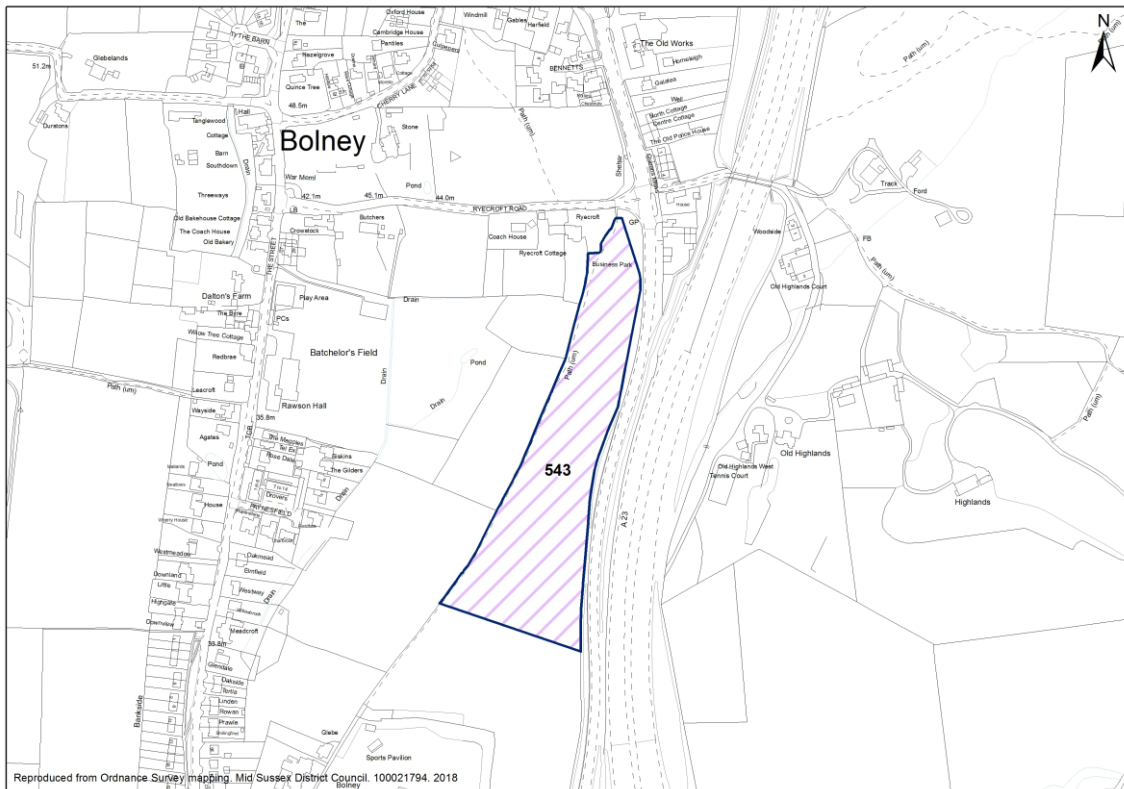
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Bolney

ID **543** Land West of London Road (north), Bolney



Site Details

Units: **81** Site Area (ha): **2.7**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Low	
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	Footpath runs along length of western edge of site. Vehicular access could be gained from London Road from the east.
12 - Deliverability	Reasonable prospect developability	Landowner promotion, review of Neighbourhood Plan. Outline application 2021. First completions 2023.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

Site Selection - Housing

14 - Education	Less Than 10 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
BOLBB1 - Built up Area Boundary - development outside the Built Up Area is not permitted.	No minerals considerations identified.
Waste	Environmental Health
May require reinforcement of the sewerage network	No environmental health considerations identified.
Sustainability Appraisal	Notes
The site's performance in relation to the housing objective is notably strong given the significant contribution the site would make towards housing need. Performance against landscape and countryside objectives are negative given the open, rural character of the site and its contribution to the setting and character of Bolney.	

Part 5 - Conclusion

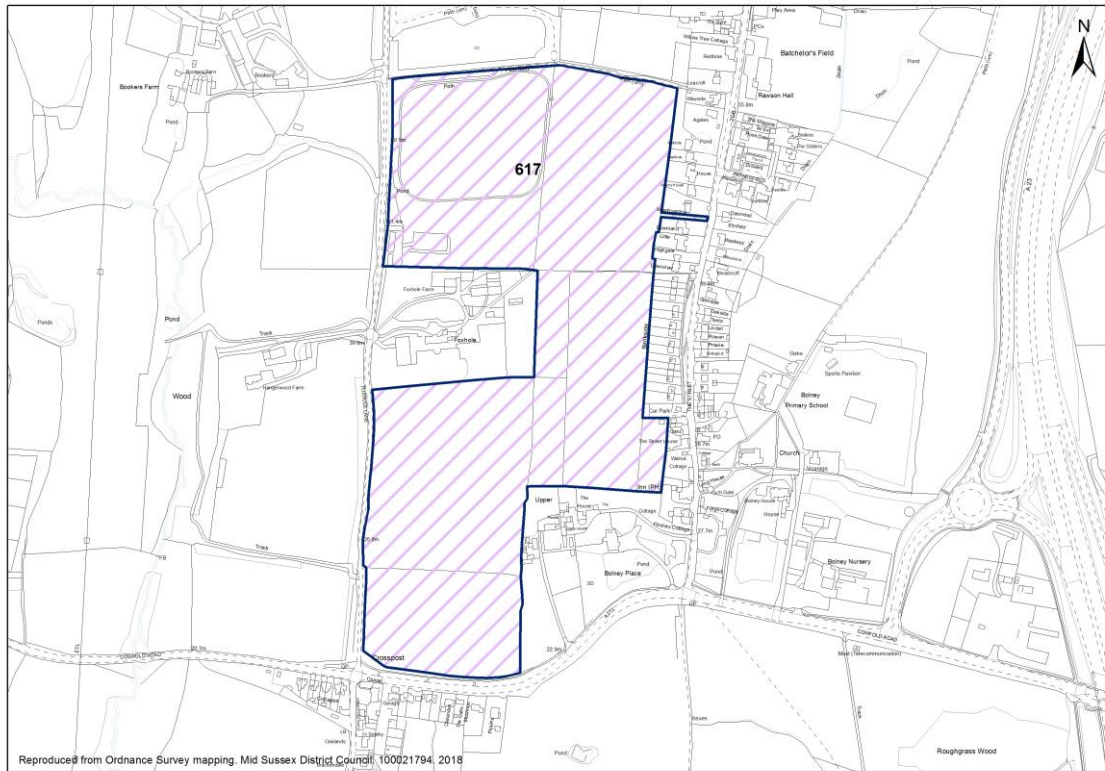
Summary	The site is free of notable biodiversity, flood risk and heritage constraint, though is considered to be of low landscape capacity and relate poorly to the existing built area of the Bolney. The sites openness contributes to the setting of the village and the location and form of the site create a perceptual distance between it and the village core. Development could therefore result in adverse effects on the landscape setting and townscape of the village. Additionally, the site is partially outside the Bolney settlement boundary identified in the Neighbourhood Plan.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Bolney

ID **617**

Land at Foxhole Farm, Bolney



Site Details

Units: **190**

Site Area (ha): **9.6**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	Archaeological interest: The site climbs from the A272 to the crest of a sandstone ridge, in the High Weald a favourable location for archaeological sites.
8 - Landscape	Low	
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	Requires the development to provide infrastructure on site boundary and within the site to provide suitable sustainable routes. The concern is whether or not a DMRB standard design can be delivered that will secure technical highways approval with WSCC.

Site Selection - Housing

12 - Deliverability	Developable	Option agreement signed. Planning application April 2019
13 - Infrastructure	Potential to improve Infrastructure	Developer Questionnaire - provision of primary school building, village co-operative shop, floodlight sports facilities.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
BOLBB1 - Built up Area Boundary - development outside the Built Up Area is not permitted.	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

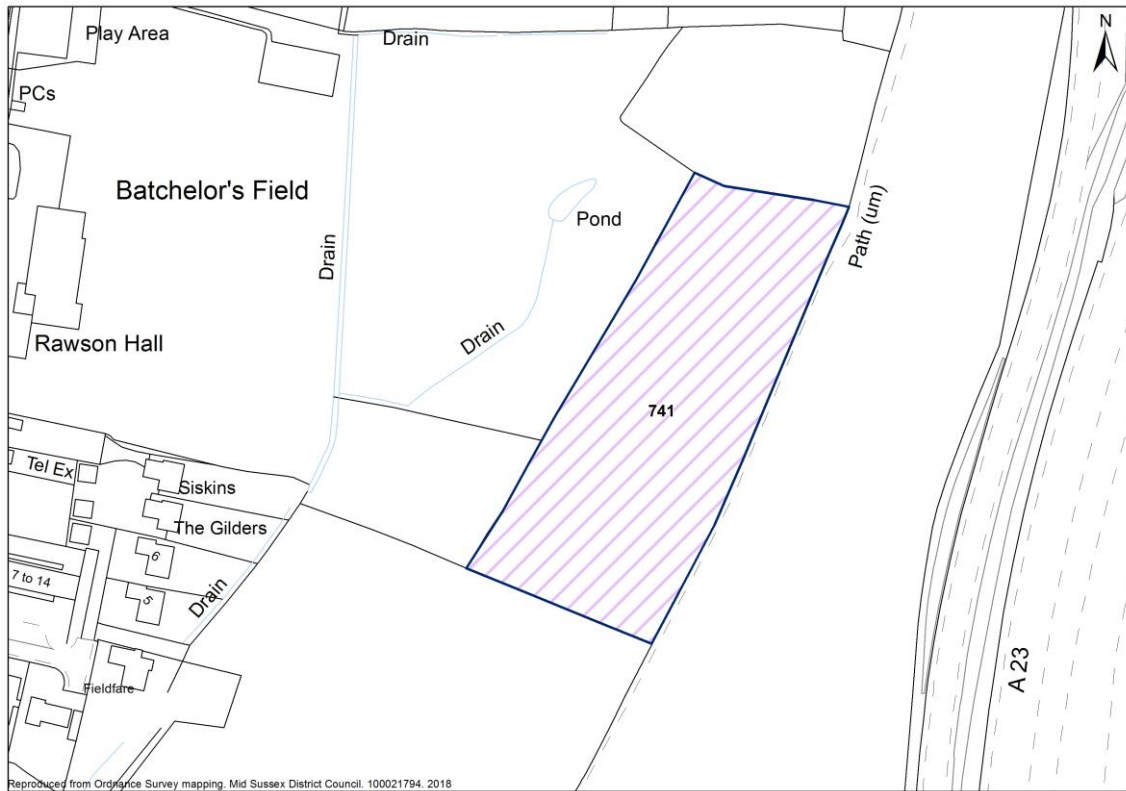
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Bolney

ID **741** Land to west of London Road, Bolney



Site Details

Units: **24** Site Area (ha): **0.8**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Low	
9 - Trees/TPOs	Low/Medium	Site is covered by mature trees (no TPOs).

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Severe	At present, the site is not accessible. However, should development on site #264 occur, access may be gained through this site to Ryecroft Road.
12 - Deliverability	Uncertain developability	No option agreement, in contact with adjacent land owners, this is needed to secure access. Planning application in 2 years.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Site Selection - Housing

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan

BOLBB1 - Built up Area Boundary - development outside the Built Up Area is not permitted.

Waste

Development at the site may require reinforcement of the sewerage network.

Sustainability Appraisal

The site's performance in relation to the housing objective is uncertain as the deliverability of the site cannot be demonstrated given constraints on access. Performance against landscape and countryside objectives are negative given the open, rural character of the site and its contribution to the setting and character of Bolney.

Minerals

No minerals considerations identified.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Notes

Part 5 - Conclusion

Summary

The site is free of biodiversity and heritage constraints, but is considered to have low landscape capacity and to relate poorly to the existing built area of the settlement. Additionally, the site cannot demonstrate access to the road network without adjacent sites also coming forward to enable development.

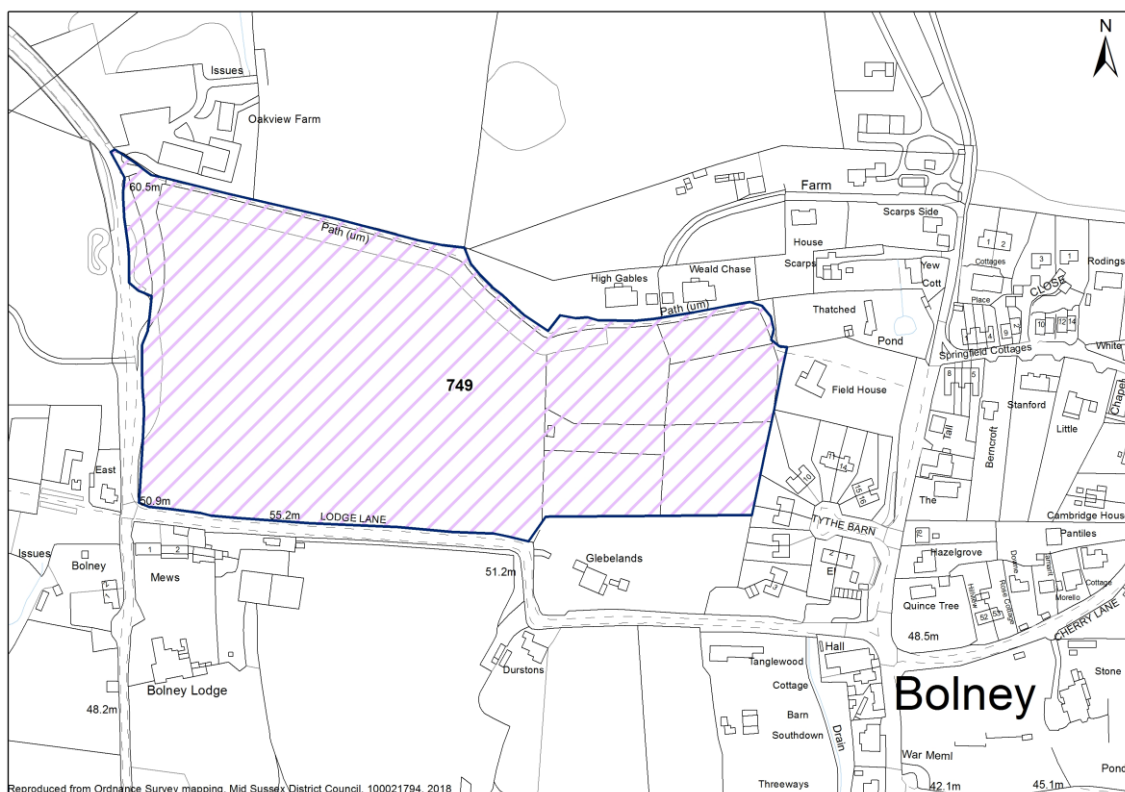
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Bolney

ID **749** Gleblands Field, Lodge Lane, Bolney



Site Details

Units: **150** Site Area (ha): **5.2**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	15m Buffer only	A small area of ancient woodland and accompanying buffer are within the site at the western boundary.
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	There are a number of listed buildings in proximity to the south, and the curtilage of two Grade II listed properties (Thatched House and Scarps) just outside the site to the east.
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Low)	Part of the eastern boundary runs contiguous with the Bolney (north) Conservation Area.
7 - Archaeology	None	
8 - Landscape	Low	
9 - Trees/TPOs	None	

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Significant – Uncertain	Access could be achieved from Foxhole Lane (south of the ancient woodland) or Lodge Lane, however these are particularly narrow and may not be suitable for a site of this size. In particular, the site is on a narrow blind bend in Lodge Lane.

Site Selection - Housing

12 - Deliverability	Uncertain developability	No housebuilder or option agreement in place. No time frame to bring forward site.
13 - Infrastructure	Potential to improve Infrastructure	Developer Questionnaire - normal contributions apply. Potential issues with highways and sewerage.

Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
BOLBB1 - Built up Area Boundary - development outside the Built Up Area is not permitted.	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Burgess Hill

ID **4** Wintons Farm, Folders Lane, Burgess Hill



Site Details

Units: **13** Site Area (ha): **4**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	No objection. Archaeological assessment and mitigation are not required.
8 - Landscape	Medium	The site comprises one large house, offices of a fishery and an associated pond. The fishery has use of two further ponds to the South of the site, so the business could be retained should the Northern pond be developed. There may be some impact on the South Downs National Park as the site is likely to be visible from the south and surrounding countryside.
9 - Trees/TPOs	Low/Medium	TPO area within access route of site to the north. TPO trees line part of the northern border.

Part 2 - Deliverability Considerations

10 - Highways	
11 - Local Road/Access	Significant - Improve

Site Selection - Housing

12 - Deliverability	Reasonable prospect developability	Option in process of being agreed. Pre-app Feb 2019. Completions Nov 2020.
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13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - Normal contributions apply.
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Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk	There is a requirement for improvements to the bus and rail interchange at Burgess Hill station. Contributions towards the new enhanced bus infrastructure in Burgess Hill as well as provision of additional and enhancement of cycle parking provision at the station. There is also an opportunity to tie-in with the work being undertaken through the Burgess Hill Road Space Audit that could enable the switch of highway provision from parking to bus priority infrastructure. Requirement for cycle path links into Burgess Hill town centre and towards the station.
15 - Health	10-15 Minute Walk	
16 - Services	10-15 Minute Walk	
17 - Public Transport	Good	

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
POLICY H3 PROTECT AREAS OF TOWNSCAPE VALUE	No minerals considerations identified.

Waste	Environmental Health
Not suitable for development on the basis of high surface water flood risk affecting the whole site.	No environmental health considerations identified.

Sustainability Appraisal	Notes
The site performs notably poorly in relation to the land use SA objective, on the basis that it could result in the loss of an existing leisure facility, and poorly in relation to flood risk on the basis of surface water flooding. Positive effects are anticipated in relation to housing and the suite of social SA objectives.	POLICY H3 PROTECT AREAS OF TOWNSCAPE VALUE; access within Folders Lane area of townscape value.

Part 5 - Conclusion

Summary	The site is largely free of biodiversity and heritage constraints, though has potential for some landscape sensitivity. However, despite being in an area of low fluvial flood risk it is subject to high surface water flood risk and has been flagged by the lead local flood authority as unsuitable for development on this basis.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Burgess Hill

ID **206** Land to the rear of 60a-78 Folders Lane, Burgess Hill



Reproduced from Ordnance Survey mapping, Mid Sussex District Council, 100021794, 2018

Site Details

Units: **39** Site Area (ha): **1.3**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: desk based archaeological assessment.
8 - Landscape	Medium	This site is behind existing housing, however, there is countryside to the south, east and west. This site could be visible from the South Downs National Park and a landscape buffer is likely to be required.
9 - Trees/TPOs	Low/Medium	Some TPO trees near northern access point of site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	The proposed access location is appropriate for the proposed development, however should not be combined development with plot 534. It is likely that visibility will be secured at the

Site Selection - Housing

		proposed location, with suitable connectivity to local network.
12 - Deliverability	Uncertain developability	No coordinated delivery of the site can be demonstrated.
13 - Infrastructure	Potential to improve Infrastructure	No Developer Questionnaire assumed normal infrastructure contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	10-15 Minute Walk
16 - Services	15-20 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
POLICY H3 PROTECT AREAS OF TOWNSCAPE VALUE Policy H2 Back Garden Development	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	POLICY H3 PROTECT AREAS OF TOWNSCAPE VALUE; access within Folders Lane area of townscape value. Policy H2 Back garden development generally not supported.

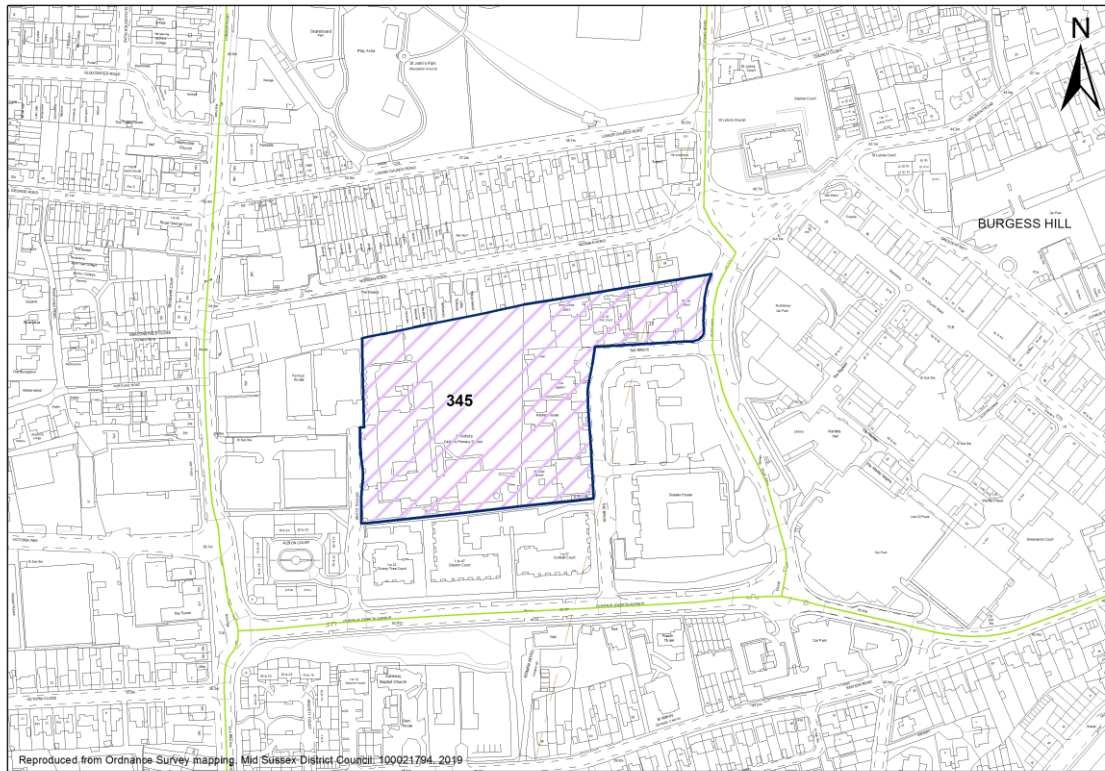
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Burgess Hill

ID **345** **St. Wilfrids Catholic Primary School, School Close, Burgess Hill**



Site Details

Units: **200** Site Area (ha): **1.65**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	No objection. Archaeological assessment and mitigation are not required.
8 - Landscape	High	
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	It is thought that the current access arrangements are suitable for level of development identified. Access already exists for the school.
12 - Deliverability	Reasonable prospect developability	No DQ received but it is known from discussions that potential relocation of school.
13 - Infrastructure	Infrastructure capacity	Assumed normal contributions apply.

Site Selection - Housing

Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk	There is a requirement for improvements to the bus and rail interchange at Burgess Hill station. Contributions towards the new enhanced bus infrastructure in Burgess Hill as well as provision of additional and enhancement of cycle parking provision at the station. There is also an opportunity to tie-in with the work being undertaken through the Burgess Hill Road Space Audit that could enable the switch of highway provision from parking to bus priority infrastructure. Requirement for cycle path links into Burgess Hill town centre and towards the station.
15 - Health	Less Than 10 Minute Walk	
16 - Services	Less Than 10 Minute Walk	
17 - Public Transport	Good	

Part 4 - Other Considerations

Neighbourhood Plan

Minerals

No minerals considerations identified.

Waste

No water or wastewater considerations identified

Environmental Health

Potential for contaminated land to be present on site related to past or present land uses within or adjacent to the site

Sustainability Appraisal

Positive effects are anticipated in relation to housing and the suite of social SA objectives. Notable positives are anticipated in relation to the regeneration and land use objectives and consequently there is not likely to be a negative effect on countryside as the site will make efficient use of a brownfield site.

Notes

Part 5 - Conclusion

Summary

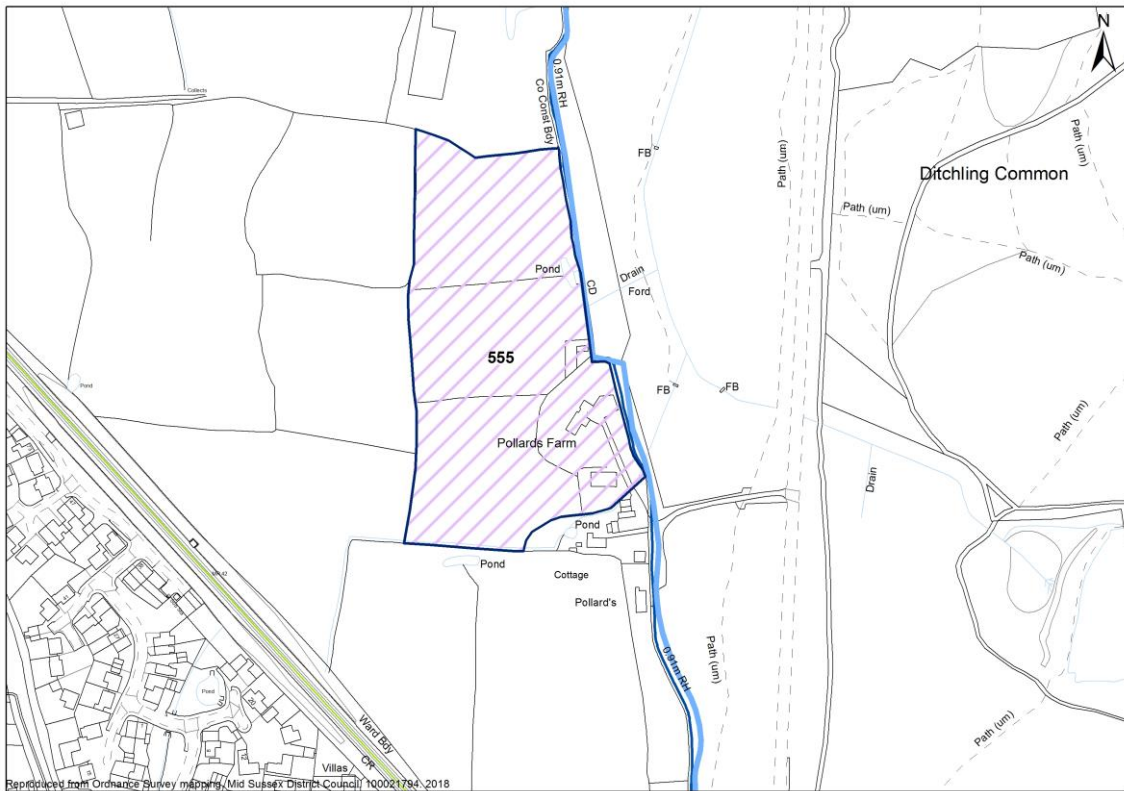
The performs well in the assessment and the SA, with no biodiversity, heritage, landscape, townscape or access constraints identified. Additionally, the site's brownfield location near to services, facilities and transport suggest it is a sustainable location for growth. Furthermore, input from the Highways Authority identifies an opportunity for development of the site to contribute towards improvements to the bus and rail interchange at Burgess Hill.

Recommendation

Site is proposed for allocation.

Burgess Hill

ID **555** **Pollards Farm, Ditchling Common, Burgess Hill**



Site Details

Units: **26** Site Area (ha): **2.4**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	SSSI Adjacent – NE Mitigation	<p>Ditchling Common SSSI: Natural England has concerns that the high density of housing, in comparison to the housing density of the strategic allocation to the east of Burgess Hill at Kings Way (DP8), may limit opportunities for high quality green space and substantially increase the potential for recreational pressure on Ditchling Common SSSI. It is deemed likely that similar conditions to those suggested for 'Land east of Kings Way' on 11th October 2012 will be required. These conditions include the provision of high quality green space, a 60m buffer of undeveloped land between development and Ditchling Common SSSI, pedestrian access being via Hope Farm and contributions to the management of Ditchling Common SSSI.</p> <p>Linear green space would provide accessible dog walking outside of the SSSI, thereby reducing impacts of development on ground nesting birds. Consideration should be given to linking green infrastructure associated with this allocation and development at 'Land east of Kings Way' to achieve this.</p>
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (High)	Pollards Farm Cottage. The proposed site lies to the north and west of the listed building and development on it would likely

Site Selection - Housing

have an impact on the currently rural character of its setting. This would be detrimental to the manner in which the special interest of the building as a medieval former farmhouse is appreciated. There could be some potential to mitigate harm through planted screening and design and layout of the scheme. However, the openness of the site at present is considered to contribute to the wider setting of the building and this would necessarily be impacted through development. NPPF:LSH, HIGH.

6 - Conservation Area None There are no conservation areas within or adjacent to the site.

7 - Archaeology Moderate - Mitigation No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation to take place (geophysical survey), to inform an archaeological mitigation strategy.

8 - Landscape Low/Medium This site has substantial landscape sensitivity and moderate landscape value. Although the site is located between the new East of Kings Way development and the B2112, its immediate landscape context to the north, south and west is rural in character. It is noted that future phases of the East of Kings Way allocation will extend development to the west of the site but it is considered that this will serve to increase the landscape value of the site not diminish it as the site will maintain a characterful rural fringe to the settlement as it transitions into the area of the SSSI.

9 - Trees/TPOs None Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access Minor - Improve Dirt track access currently exists for the farm. Alternative access via future phases of the East of Kings Way site has been agreed in principle by the landowner.

12 - Deliverability Reasonable prospect developability The current owner aims to secure a planning consent for residential development. Outline application 2020. First completions 2022.

13 - Infrastructure Infrastructure capacity Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education 10-15 Minute Walk

15 - Health 15-20 Minute Walk

16 - Services 15-20 Minute Walk

17 - Public Transport Fair

Part 4 - Other Considerations

Neighbourhood Plan **Minerals**
Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste **Environmental Health**
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage. Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal **Notes**

Site Selection - Housing

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

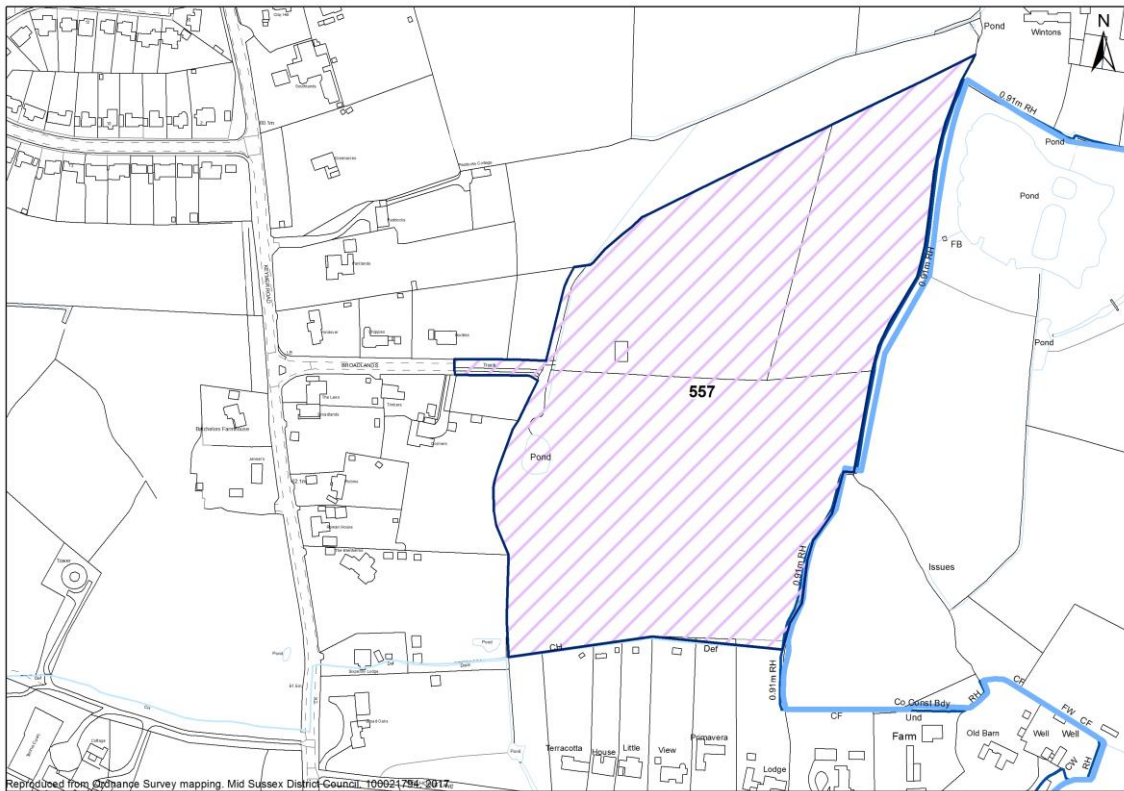
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Burgess Hill

ID **557** Land south of Folders Lane and east of Keymer Road, Burgess Hill



Site Details

Units: **240** Site Area (ha): **8**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Medium	The site has moderate landscape sensitivity and moderate landscape value. This site is surrounded by countryside and it could be viewed from the South Downs National Park. There could be loss of trees and hedgerows.
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Access is currently an unmade single track, though space exists for two lane access.
12 - Deliverability	Developable	Site is in control of a housebuilder. Outline application Q3 2020. First completions on site Q1 2023.

Site Selection - Housing

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

10-15 Minute Walk

16 - Services

10-15 Minute Walk

17 - Public Transport

Good

There is a requirement for improvements to the bus and rail interchange at Burgess Hill station. Contributions towards the new enhanced bus infrastructure in Burgess Hill as well as provision of additional and enhancement of cycle parking provision at the station. There is also an opportunity to tie-in with the work being undertaken through the Burgess Hill Road Space Audit that could enable the switch of highway provision from parking to bus priority infrastructure. Requirement for cycle path links into Burgess Hill town centre and towards the station.

Part 4 - Other Considerations

Neighbourhood Plan

Minerals

No minerals considerations identified.

Waste

May require reinforcement of the sewerage network

Environmental Health

No environmental health considerations identified.

Sustainability Appraisal

Positive effects are anticipated in relation to housing and the suite of social SA objectives.

Notes

Part 5 - Conclusion

Summary

The performs well in the assessment and the SA, with no biodiversity, heritage, townscape or access constraints identified. Additionally, the site's location near to services, facilities and transport suggest it is a sustainable location for growth. Furthermore, input from the Highways Authority identifies an opportunity for development of the site to contribute towards improvements to the bus and rail interchange at Burgess Hill.

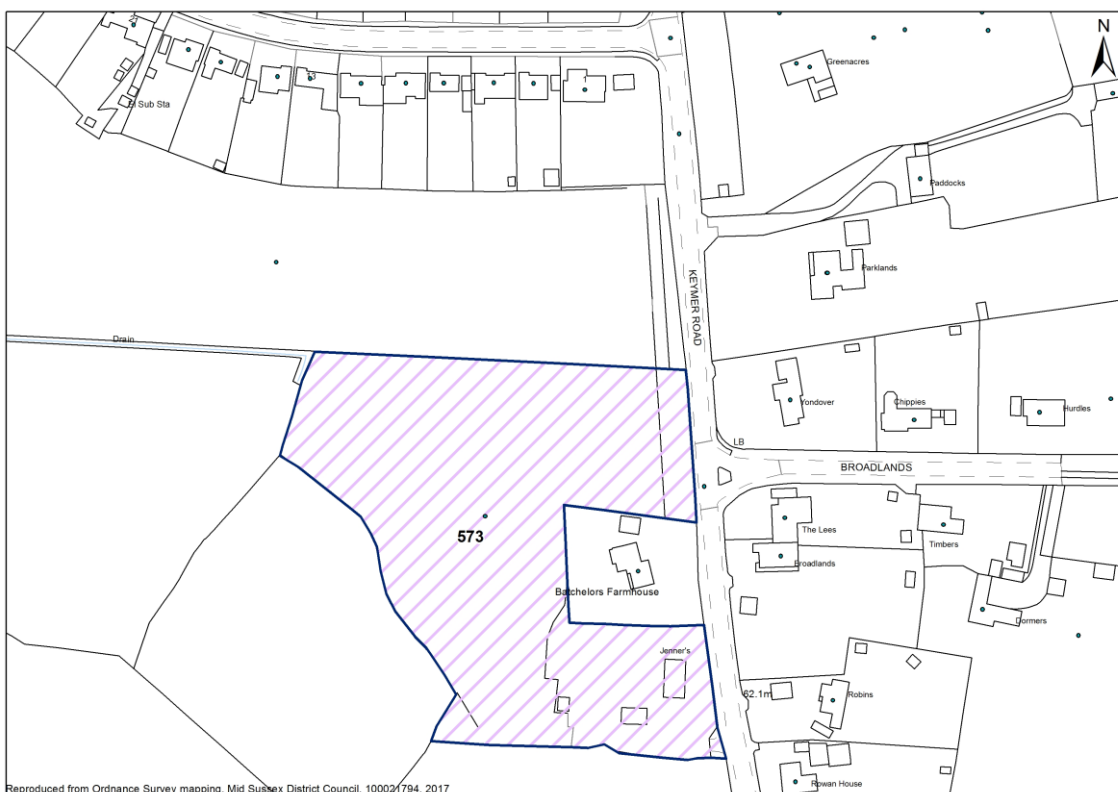
Recommendation

Site is proposed for allocation.

Site Selection - Housing

Burgess Hill

ID **573** **Batchelors Farm, Keymer Road, Burgess Hill**



Site Details

Units: **37** Site Area (ha): **1.5**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Medium	The site is amongst a number of other dwellings but south of Burgess Hill. There is countryside to the west, east and south. There is moderate landscape sensitivity and moderate landscape value.
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	
12 - Deliverability	Developable	Site is in control of housebuilder. Outline application February 2019. First completions Feb 2021.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Site Selection - Housing

Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk
15 - Health	10-15 Minute Walk
16 - Services	15-20 Minute Walk
17 - Public Transport	Good

Part 4 - Other Considerations

Neighbourhood Plan

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

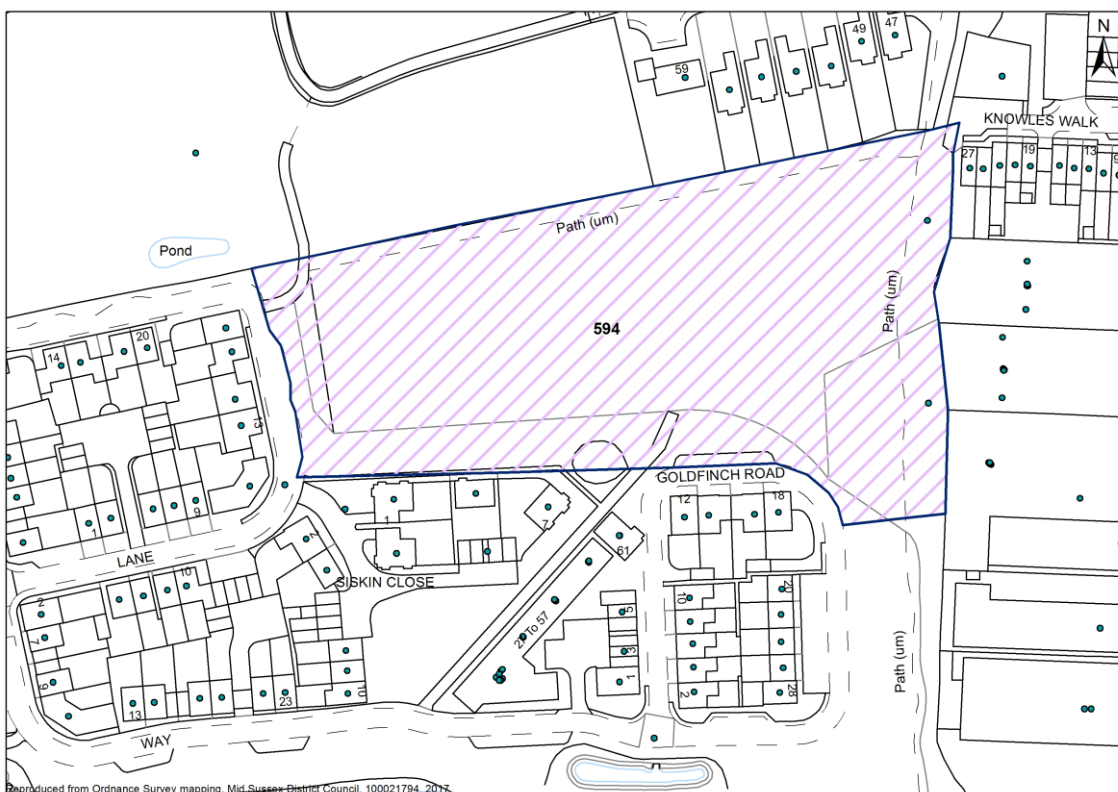
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Burgess Hill

ID **594** Land South of Southway, Burgess Hill



Site Details

Units: **30** Site Area (ha): **1.2**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation (geophysical survey and trial trench excavation) to take place, and mitigation strategy arising
8 - Landscape	High	
9 - Trees/TPOs	Low/Medium	TPO area inside the eastern boundary of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Significant – Uncertain	Private parking areas would need to be removed to provide a suitable access point with sufficient visibility. The parking spaces are visitor spaces over which the owners/developers of the subject land have rights to access it to serve new development onto Linnet Lane. Accordingly, a new access into the site can be

Site Selection - Housing

provided any new development would include two visitor spaces as close as reasonably possible to the existing visitor spaces.

12 - Deliverability

13 - Infrastructure

Part 3 - Sustainability / Access to Services

14 - Education **Less Than 10 Minute Walk**

15 - Health 10-15 Minute Walk

16 - Services **Less Than 10 Minute Walk**

17 - Public Transport **Fair**

Part 4 - Other Considerations

Neighbourhood Plan

POLICY G4 LOCAL GREEN SPACE

Minerals

No minerals considerations identified.

Waste

No water or wastewater considerations identified

Environmental Health

Potential for contaminated land to be present on site related to past or present land uses within or adjacent to the site.

Sustainability Appraisal

Positive effects are anticipated in relation to housing and the suite of social SA objectives. The site is particularly positive in relation to education and retail.

Notes

Part 5 - Conclusion

Summary

The site is undeveloped but is within the built area of Burgess Hill and could be brought forward with no adverse effects on the wider landscape setting of the town. There is potential for townscape effects through the urbanisation of what is currently undeveloped space, though there is potential to mitigate this through landscape buffering and retention of open space. The site is well located for walking and cycle access to local services and facilities.

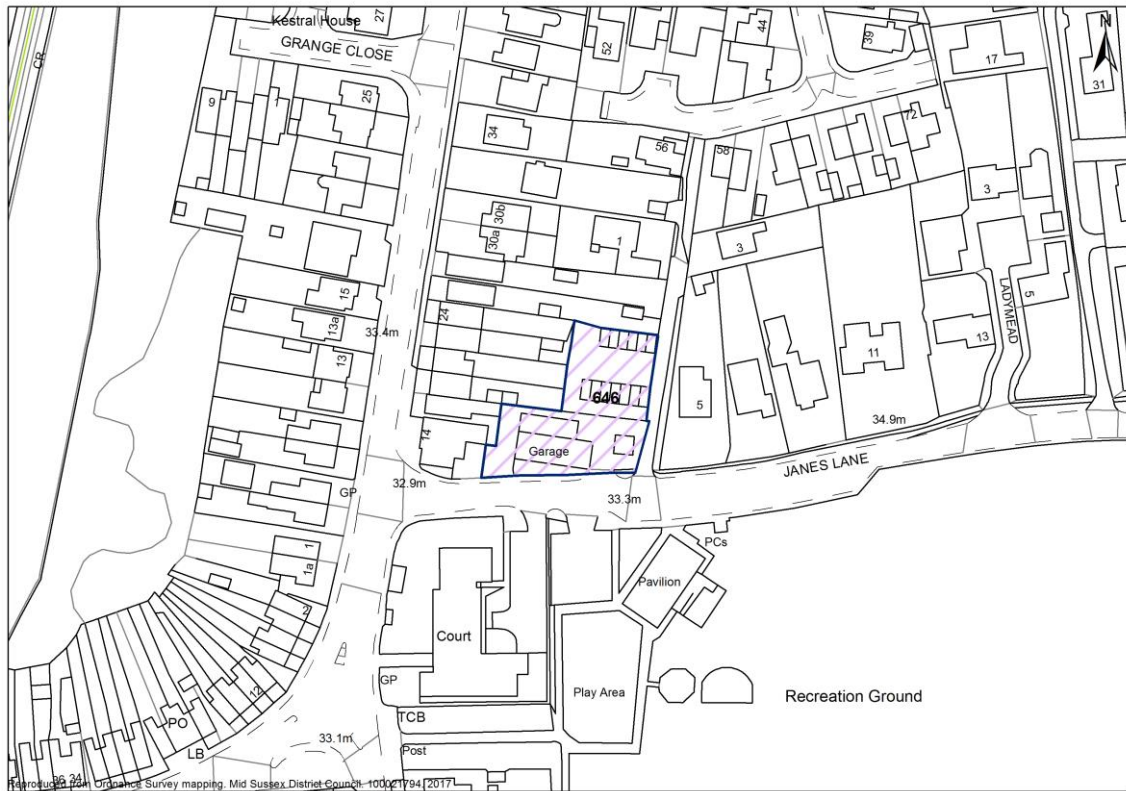
Recommendation

Site is proposed for allocation.

Site Selection - Housing

Burgess Hill

ID **646** The Garage, 1 Janes Lane, Burgess Hill



Site Details

Units: **9** Site Area (ha): **0.13**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	No objection. Archaeological assessment and mitigation not required.
8 - Landscape	High	Site is within built-up area, therefore high capacity in landscape terms.
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Access to the site already exists.
12 - Deliverability	Uncertain developability	Site to become vacant in 2020. No plans to bring the site forward but plan to reapply to planning permission.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Site Selection - Housing

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	15-20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Excellent

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
POLICY H3 PROTECT AREAS OF TOWNSCAPE VALUE	No minerals considerations identified.
Waste	Environmental Health
No water or wastewater considerations identified	No environmental health considerations identified.
Sustainability Appraisal	Notes
Positive effects are anticipated in relation to housing and the suite of social SA objectives. The site is particularly positive in relation to education and retail. Notable positives are anticipated in relation to the regeneration and land use objectives and consequently there is not likely to be a negative effect on countryside as the site will make efficient use of a brownfield site.	

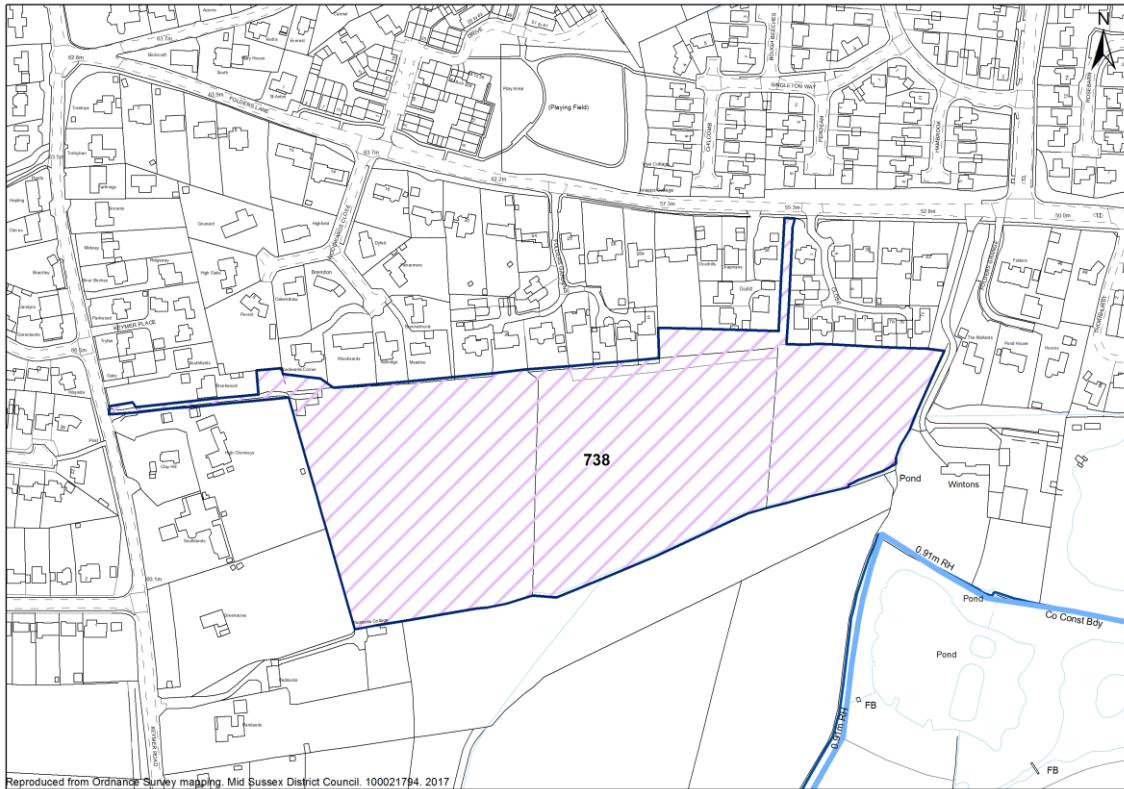
Part 5 - Conclusion

Summary	The site performs well in the site assessment and in the SA as it is a brownfield site within walking distance of key services and without any landscape, biodiversity or heritage constraints. However, the site's location and small size are considered to mean that allocation is unnecessary to achieve policy compliant development and that it is more suitable to come forward as windfall.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Burgess Hill

ID **738** Land east of Greenacres, Keymer Road and south of Folders Lane



Site Details

Units: **156** Site Area (ha): **5.2**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Medium)	High Chimneys - the gardens to the house currently back onto open countryside. Development on the site could have some potential to affect the setting of High Chimneys, though there could be potential to limit harm through design and layout of a future scheme. NPPF: LSH, MID
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: Geophysical survey, mitigation strategy arising if appropriate.
8 - Landscape	Medium	There is moderate landscape sensitivity and moderate landscape value. There would be some loss of trees and hedgerows.
9 - Trees/TPOs	Low/Medium	TPO trees cover possible access route to the north of the site. TPO trees also line northern border of the site.

Part 2 - Deliverability Considerations

10 - Highways

Site Selection - Housing

11 - Local Road/Access	Moderate - Improve	Various potential points of access to the site; one from Keymer Road is a single unmade track, the other from Folders Lane would require the removal of a number of TPO trees. Both accesses are narrow. There is also potential for access through an existing dwelling, Greenacres, though this would require demolition.
12 - Deliverability	Reasonable prospect developability	Site is in control of housebuilder. Full application 2020 after allocation. First completions of July 2022.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contribution apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk	There is a requirement for improvements to the bus and rail interchange at Burgess Hill station. Contributions towards the new enhanced bus infrastructure in Burgess Hill as well as provision of additional and enhancement of cycle parking provision at the station. There is also an opportunity to tie-in with the work being undertaken through the Burgess Hill Road Space Audit that could enable the switch of highway provision from parking to bus priority infrastructure. Requirement for cycle path links into Burgess Hill town centre and towards the station.
15 - Health	10-15 Minute Walk	
16 - Services	10-15 Minute Walk	
17 - Public Transport	Good	

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
POLICY H3 PROTECT AREAS OF TOWNSCAPE VALUE	No minerals considerations identified.
Waste	Environmental Health
May require reinforcement of the sewerage network	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Positive effects are anticipated in relation to housing and the suite of social SA objectives.	POLICY H3 PROTECT AREAS OF TOWNSCAPE VALUE; access within Folders Lane area of townscape value.

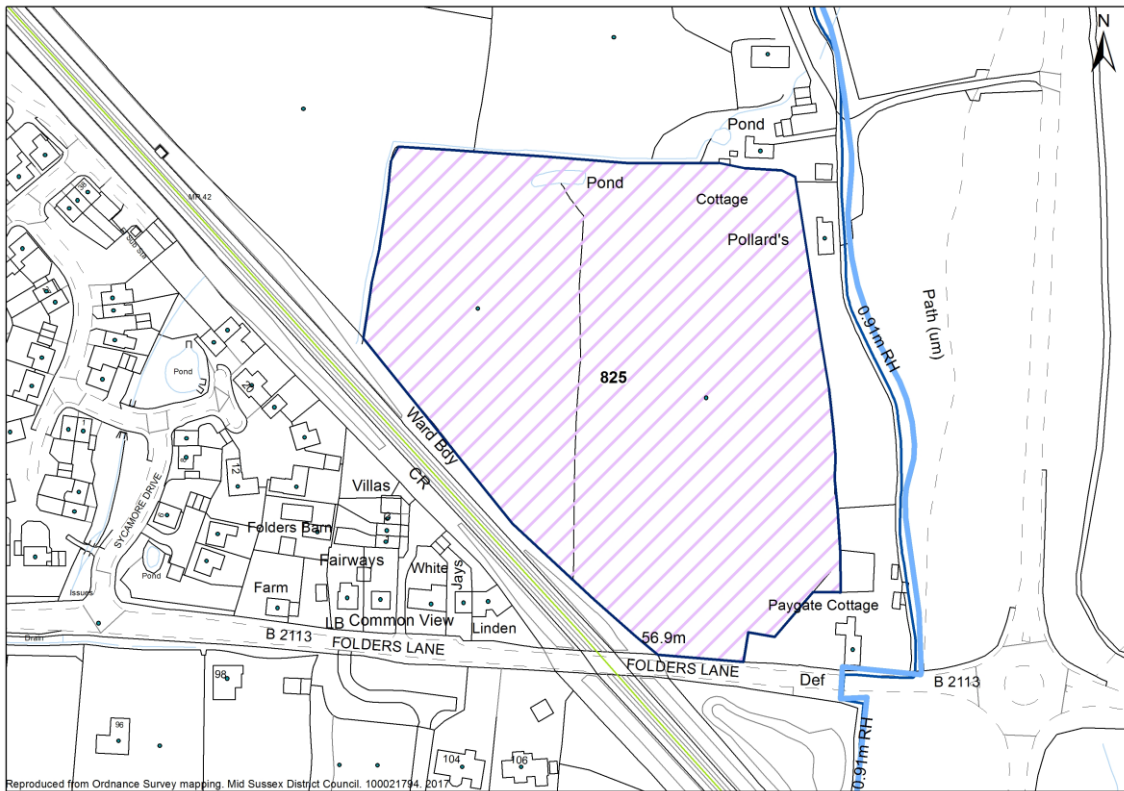
Part 5 - Conclusion

Summary	The performs well in the assessment and the SA, with no biodiversity, heritage, townscape or access constraints identified. Additionally, the site's location near to services, facilities and transport suggest it is a sustainable location for growth. Furthermore, input from the Highways Authority identifies an opportunity for development of the site to contribute towards improvements to the bus and rail interchange at Burgess Hill.
Recommendation	Site is proposed for allocation.

Site Selection - Housing

Burgess Hill

ID **825** Land at Paygate Cottage, Folders Lane, Burgess Hill



Site Details

Units: **81** Site Area (ha): **2.7**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	SSSI Adjacent – NE Mitigation	<p>Ditchling Common SSSI: Natural England has concerns that the high density of housing, in comparison to the housing density of the strategic allocation to the east of Burgess Hill at Kings Way (DP8), may limit opportunities for high quality green space and substantially increase the potential for recreational pressure on Ditchling Common SSSI. It is deemed likely that similar conditions to those suggested for 'Land east of Kings Way' on 11th October 2012 will be required. These conditions include the provision of high quality green space, a 60m buffer of undeveloped land between development and Ditchling Common SSSI, pedestrian access being via Hope Farm and contributions to the management of Ditchling Common SSSI.</p> <p>Linear green space would provide accessible dog walking outside of the SSSI, thereby reducing impacts of development on ground nesting birds. Consideration should be given to linking green infrastructure associated with this allocation and development at 'Land east of Kings Way' to achieve this.</p>
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (High)	Paygate Cottage and Pollards Farm, Development would detract from the surviving rural setting of the adjacent heritage asset and

Site Selection - Housing

the manner in which it is appreciated, including public views from Folders Lane. It would also remove the separation between the asset and the edge of Burgess Hill, resulting in the buildings losing what remains of their rural context. It is noted that proximity to the busy Folders Lane and B2112 ensures that neither listed building's setting is entirely unspoilt though the openness of the site currently contributes to their respective settings on the non-road side of each. NPPF:LSH,HIGH

6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation to take place (geophysical survey, excavation of trial trenches), to inform an archaeological mitigation strategy.
8 - Landscape	Low/Medium	The site has substantial landscape sensitivity and moderate landscape value. There is a SSSI to the east of the site, however, a new development is to the north of the site.
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	Access would likely be achievable directly from Folders Lane though there is not currently an access point.
12 - Deliverability	Developable	Housebuilder in control of the site. Planning application submitted on adoption of DPD.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply. Green infrastructure connection to adjoining Kings Way development.

Part 3 - Sustainability / Access to Services

14 - Education	More than 20 Minute Walk	It is noted that future phases of the Land East of Kings Way development to the north of the site are proposed to include a new local centre. Once delivered, this will mean Site 825 is closer to local services than at present. However, the assessment is a snapshot in time and reflects the current baseline.
15 - Health	More than 20 Minute Walk	
16 - Services	More than 20 Minute Walk	
17 - Public Transport	Poor	

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

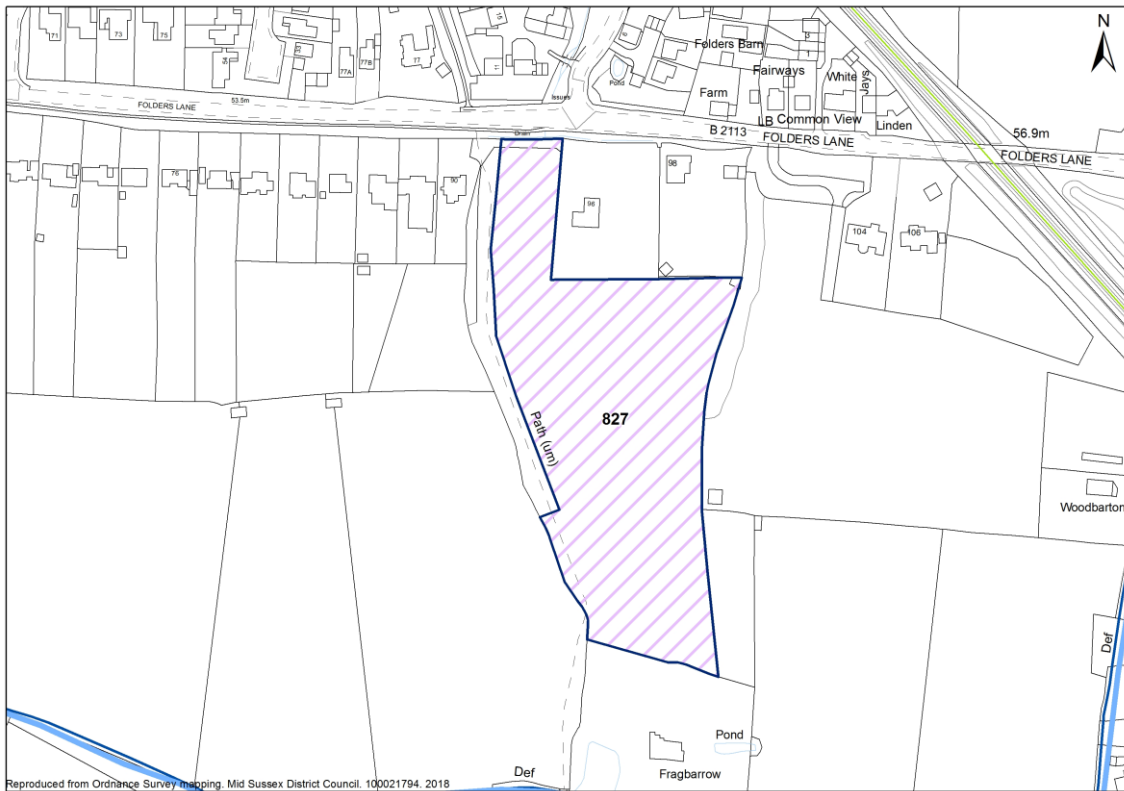
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Burgess Hill

ID **827** Land South of 96 Folders Lane, Burgess Hill



Site Details

Units: **43** Site Area (ha): **1.7**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation to take place (geophysical survey), to inform an archaeological mitigation strategy.
8 - Landscape	Medium	This site has moderate landscape sensitivity and moderate landscape value. This site could be visible from the South Downs National Park.
9 - Trees/TPOs	Low/Medium	TPO area lines the northern border and potential access route.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	Subject to technical review, it is considered that a suitable form of access can be provided.

Site Selection - Housing

12 - Deliverability	Developable	Site is in control of a house builder, under an option agreement. Full planning application November 2018. Completions June 2020.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk	There is a requirement for improvements to the bus and rail interchange at Burgess Hill station. Contributions towards the new enhanced bus infrastructure in Burgess Hill as well as provision of additional and enhancement of cycle parking provision at the station. There is also an opportunity to tie-in with the work being undertaken through the Burgess Hill Road Space Audit that could enable the switch of highway provision from parking to bus priority infrastructure. Requirement for cycle path links into Burgess Hill town centre and towards the station.
15 - Health	More than 20 Minute Walk	
16 - Services	More than 20 Minute Walk	
17 - Public Transport	Poor	

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
POLICY H3 PROTECT AREAS OF TOWNSCAPE VALUE	No minerals considerations identified.
Waste	Environmental Health
No water or wastewater considerations identified	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Positive effects are anticipated in relation to housing and regeneration SA objectives, whilst minor negative effects are anticipated in relation to the social objectives on the basis that the Northern Arc development will provide new facilities later in the plan period which are not in situ at the current time.	POLICY H3 PROTECT AREAS OF TOWNSCAPE VALUE; access within close proximity to Folders Lane area of townscape value.

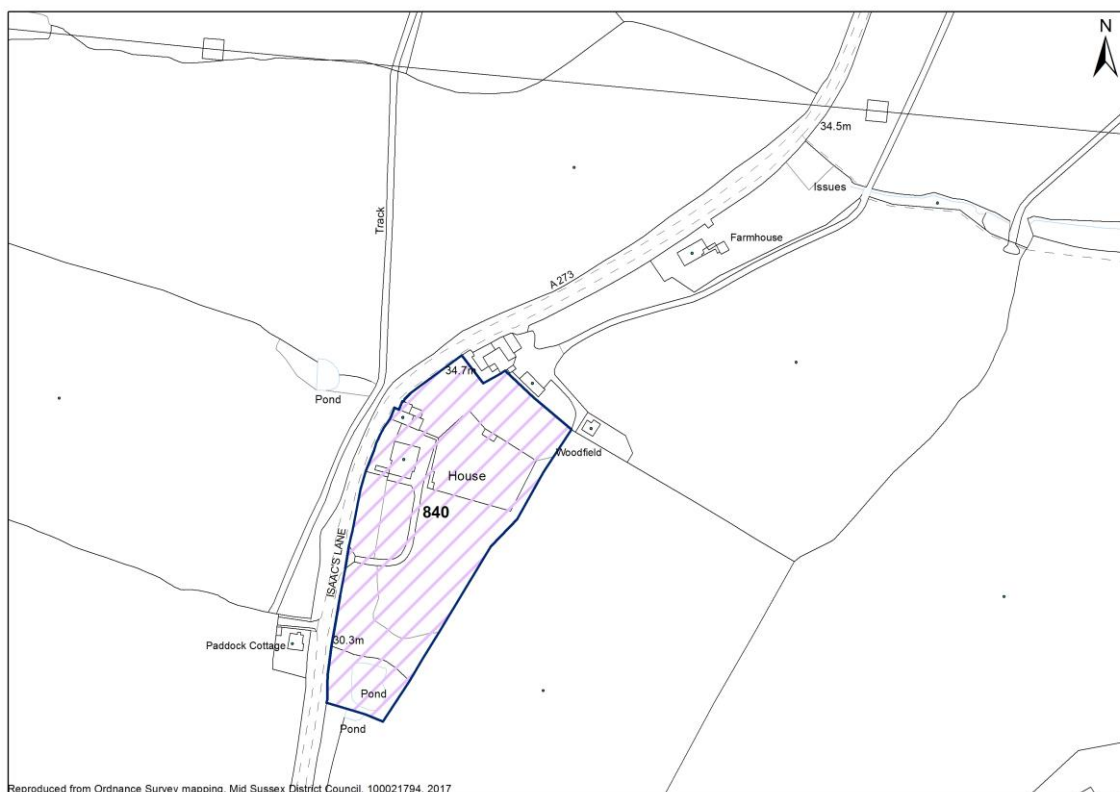
Part 5 - Conclusion

Summary	The site performs well in the assessment and the SA, with no biodiversity, heritage, townscape or access constraints identified. Additionally, the site's location near to services, facilities and transport suggest it is a sustainable location for growth. Furthermore, input from the Highways Authority identifies an opportunity for development of the site to contribute towards improvements to the bus and rail interchange at Burgess Hill.
Recommendation	Site is proposed for allocation.

Site Selection - Housing

Burgess Hill

ID **840** **Woodfield House, Isaacs Lane, Burgess Hill**



Site Details

Units: Site Area (ha):

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to historic building assessment. Historic Building Assessment to inform mitigation strategy.
8 - Landscape	Low/Medium	Site screened with trees, although house adjacent to road. Views across open farmland to the east and west. It is bounded on three sides by the Northern Arc (allocated site in the District Plan); once the Northern Arc is built out, this site could be considered to be infill development and will likely have a reduced impact on the landscape.
9 - Trees/TPOs	Low/Medium	Significant TPO area in south and eastern side of the site, which impacts on the ability to gain a safe access to the site.

Part 2 - Deliverability Considerations

10 - Highways	<input type="text"/>	
11 - Local Road/Access	Significant – Uncertain	Entrance drive to house. Access on bend with limited visibility. 50

Site Selection - Housing

mph road. Would involve removal of trees that are subject to TPO. Objection for tree officer. However, future access is anticipated to be provided via the Northern Arc. Whilst the specific details of this remain uncertain on the basis that the enabling development is still at an early stage, it is considered that the identified constraints will no longer apply.

12 - Deliverability

Developable

Site is in control of a housebuilder. First completions July 2020.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

More than 20 Minute Walk

Northern Arc will change these distances once completed.

15 - Health

More than 20 Minute Walk

16 - Services

More than 20 Minute Walk

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

Minerals

Site is within the Brick Clay (Weald) MSA

Waste

No water or wastewater considerations identified

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Positive effects are anticipated in relation to housing and the suite of social SA objectives.

Notes

Part 5 - Conclusion

Summary

The SA and the site assessment reflect the realities of the snapshot in time at which they were undertaken, i.e. the site is distant from Burgess Hill and in a rural setting. However, in the context of the forthcoming Northern Arc development, which will lie adjacent to the site, it is considered that the site's context will change substantially over the plan period and will be appropriate to allocate if phased at the end of the plan period. The site is free of biodiversity, flood risk and heritage constraints. Access and accessibility issues associated with its location outside the current settlement extent will be address through the Northern Arc development.

Recommendation

Site is proposed for allocation.

Site Selection - Housing

Burgess Hill

ID **904** Land to the south of Selby Close, Hammonds Ridge, Burgess Hill



Site Details

Units: **12** Site Area (ha): **0.15**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	No objection. Archaeological assessment and mitigation not required.
8 - Landscape	High	
9 - Trees/TPOs	Low/Medium	TPO area inside the southern corner of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Access could be achieved via development under construction adjacent to site (DM/17/0205) and the main road frontage onto Hammonds Ridge, with additional access point possible via the adjacent development at Edwin Street to the west.
12 - Deliverability	Developable	Site in control of house builder.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Site Selection - Housing

Part 3 - Sustainability / Access to Services

14 - Education	More than 20 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan

Minerals

Site is within Brick Clay (Weald) MCA - approx 200 metres from resource

Waste

No water or wastewater considerations identified

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Positive effects are anticipated in relation to housing and regeneration SA objectives, whilst minor negative effects are anticipated in relation to the social objectives on the basis that the Northern Arc development will provide new facilities later in the plan period which are not in situ at the current time.

Notes

Part 5 - Conclusion

Summary

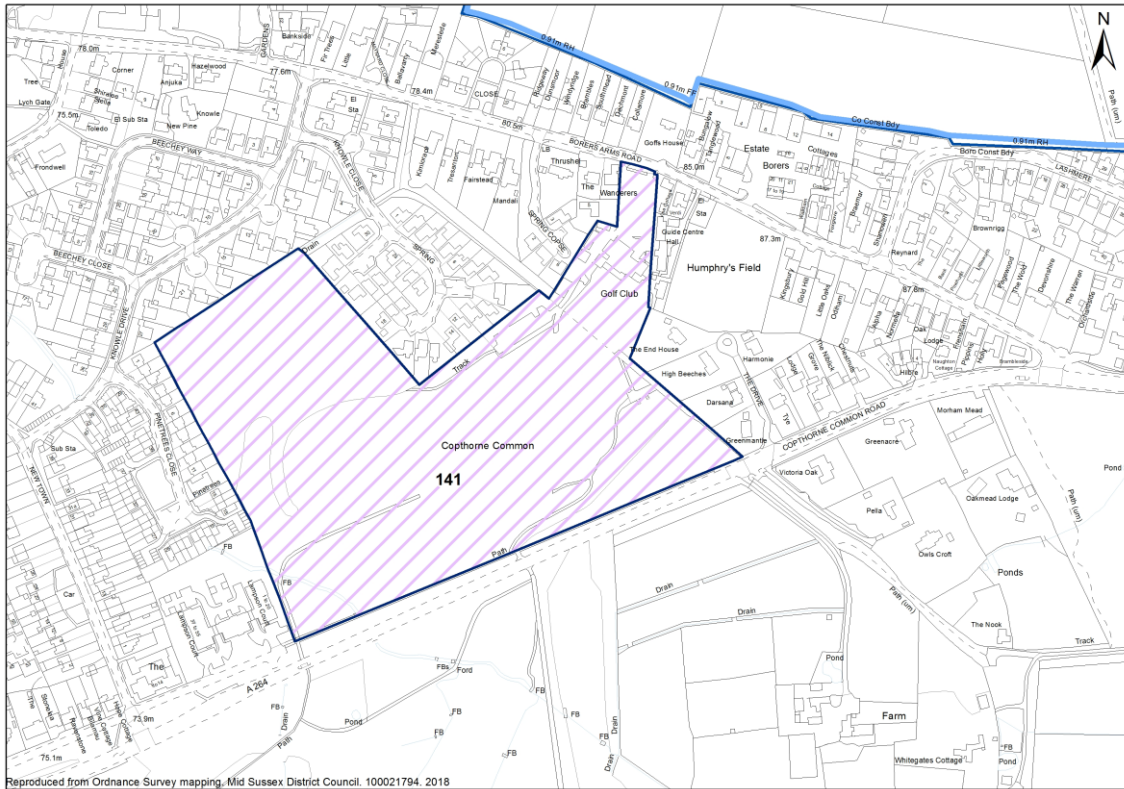
The site has potential to deliver a higher yield than first identified through densification. By virtue of its location within the urban area the site has no notable landscape constraints and it is found to also have no biodiversity or heritage constraints. Although the site is more than a 20 minute walk to schools and healthcare facilities, it is well located to access local services and is served by reasonable public transport options. The SA finds that the site performs strongly against the majority of SA objectives.

Recommendation

Site is proposed for allocation.

Copthorne

ID **141** Copthorne Golf Club, Copthorne Common Road, Copthorne



Site Details

Units: **135** Site Area (ha): **4.5**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	Partial FZ 2/3	Water course crosses southern corner of the site, part affected by flood zone 2. Small area in north west of site: District Council's former drainage engineer claims this area would be problematic to develop, due to the major improvements that would be required to the existing drainage system.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	Local Wildlife Site - Objection SWT	This site is within the LWS known as Copthorne Common, Copthorne. The site is located on the southern edge of Copthorne. It comprises two contiguous areas of common land, the larger of which is managed as a golf course, but still has valuable areas of semi-natural habitat. The main interest of the site is its heathland but also has a mosaic of grassland types and areas of woodland. We object to the SHELAA site because any development would result in the direct loss of the LWS. WE acknowledge that a large proportion of the site is a golf course however the citation still states that there area rare and valuable habitats present despite its use. Note that the SWT does not believe that a LWS should be considered suitable for development just because it has been identified as being in poor condition.
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	

Site Selection - Housing

8 - Landscape	Low/Medium	Development would have a significant and detrimental effect on the character of the landscape. There are numerous trees to the north-west and south-east of the site and along the road frontage.
9 - Trees/TPOs	Significant tree cover – high impact	Site is designated as a Site of Nature Conservation Importance. North West of the site is significantly wooded, with parts covered by a Tree Preservation Order area.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Adjoins A264. Only existing vehicular access is to club house from Borers Arms Road. Public footpath adjoins site on eastern boundary. WSCC Highways- previous comments. There is a safe and practical point of access available. The site is not well located in relation to services and facilities. The site is not accessible by a choice of modes and there are deficiencies in the transport network on the likely movement corridors to and from the site. The existing golf course access has severely restricted visibility and it appears to be difficult to improve this. The best possibility for access would appear to be directly onto the A264. There would be some policy issues in this respect. Visibility splays plus a right turn lane required. Possible cycleway.
12 - Deliverability		
13 - Infrastructure		

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Policy COP08 : Prevention of Coalescence (Actual or Perceived); Policy COP02 : Local Green/Open Spaces	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Policy COP02 : Local Green/Open Spaces; Common land and Copthorne golf course designated as local green/open space Site is designated as Common Land

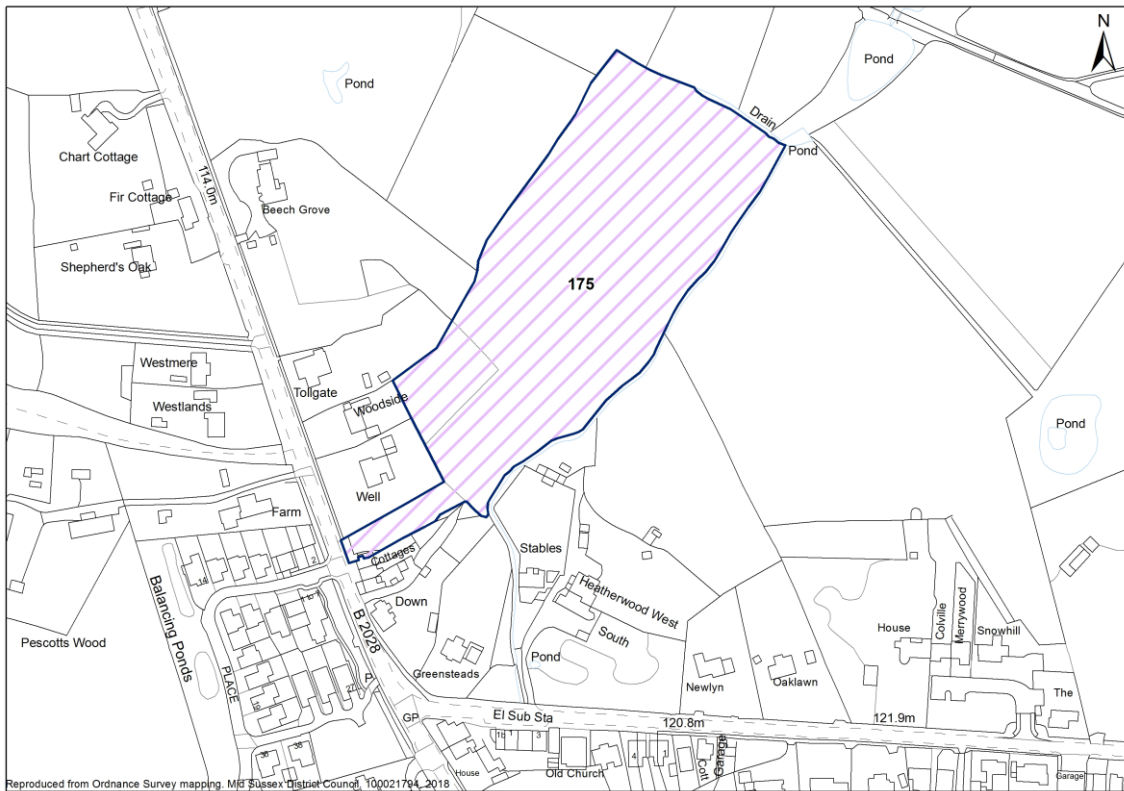
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Crawley Down

ID **Crawley Down Nurseries, Turners Hill Road, Crawley Down**



Site Details

Units: Site Area (ha):

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Medium	Much of this site is dense woodland. Removal of this woodland could mean that the site becomes visible, however, some of the woodland could be retained to form a buffer.
9 - Trees/TPOs	Significant tree cover – high impact	Much of this site is dense woodland.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Significant - Improve	Inadequate visibility unless adjoining land used. Increased traffic from substandard access onto Turners Hill Road not acceptable.
12 - Deliverability	Reasonable prospect developability	No information for question 2. Form lacks information on completions.

Site Selection - Housing

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - Normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

10-15 Minute Walk

15 - Health

10-15 Minute Walk

16 - Services

10-15 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Crawley Down Neighbourhood Plan

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

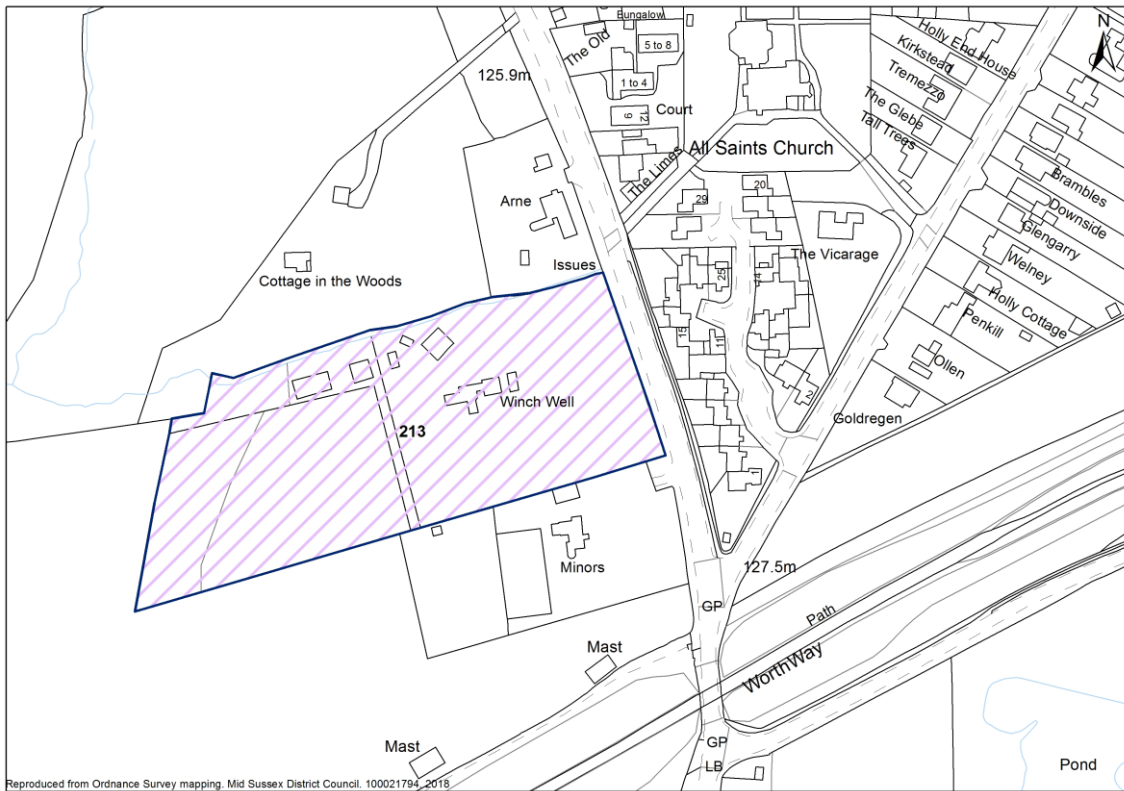
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Crawley Down

ID **213** Land at Winch Well, Crawley Down



Reproduced from Ordnance Survey mapping, Mid Sussex District Council, 100021794, 2018

Site Details

Units: **45** Site Area (ha): **1.5**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	15m Buffer only	
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	Archaeological interest: (a) A cottage and its garden, with a well and outbuildings, once existed next to and partly below the present early 1900s house (from 1810 or earlier until the mid-late 1800s); (b) The site adjoins a watercourse (potential for prehistoric stream-side occupation sites). No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation to take place (geophysical survey), to locate the former cottage, outbuildings and other archaeological features across the site, and inform an archaeological mitigation strategy, which should include initially excavation of trial trenches across the cottage's site.
8 - Landscape	Medium	A rating of Medium identifies a landscape character area with the capacity for limited development, in some parts of the character areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape

Site Selection - Housing

character areas.

9 - Trees/TPOs

Low/Medium

Trees on the boundaries of the site and within the site.

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Minor - Improve

WSSC- required splays of 4.5 x 120 may be achievable.

12 - Deliverability

Uncertain developability

Only available for development if surrounding land gets permission to be built on.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - Normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

10-15 Minute Walk

15 - Health

10-15 Minute Walk

16 - Services

10-15 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Crawley Down Neighbourhood Plan

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

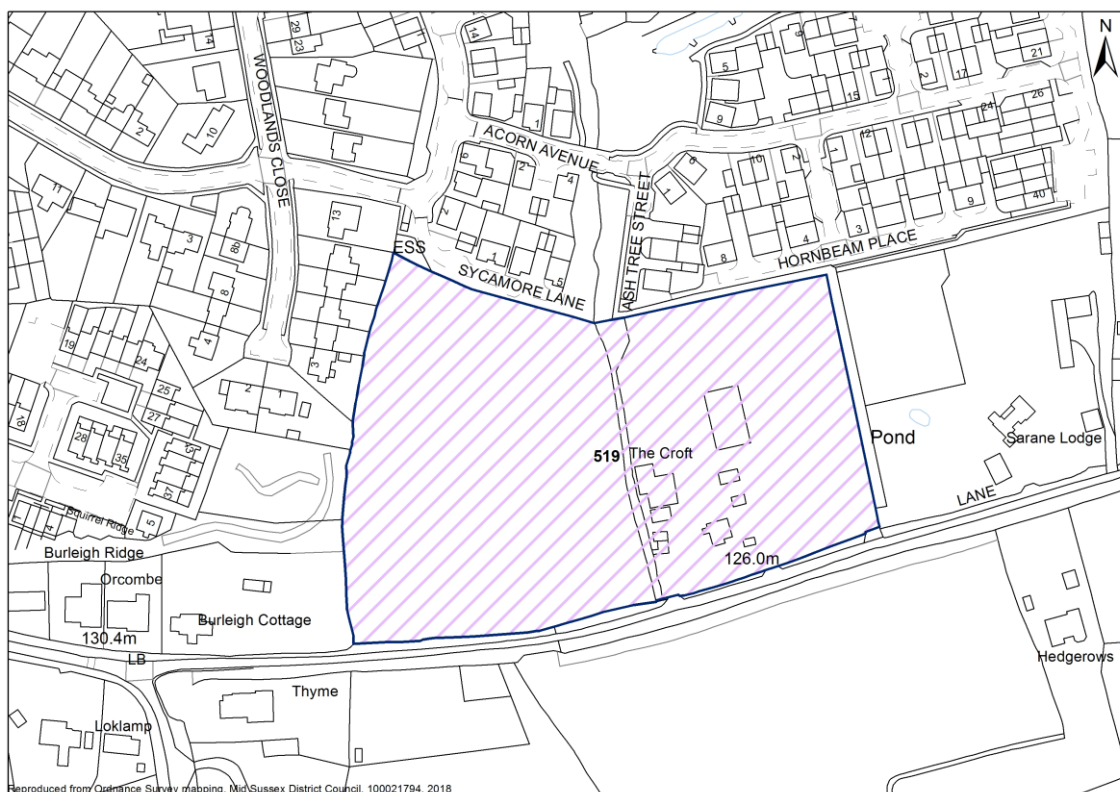
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Crawley Down

ID **519** Land north of Burleigh Lane, Crawley Down



Site Details

Units: **50** Site Area (ha): **2**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Medium)	Burleigh Cottage is a Grade II listed 17th century building faced with weatherboarding and painted brick. Previously the building was the farmhouse for Sandhillgate Farm, and was renamed Burleigh Cottage in the mid 20th century. An outbuilding shown on historic maps dating from the mid 19th century appears to survive to the north east of the house, but otherwise the former farm buildings appear to have been lost. If in fact pre-dating 1948 this outbuilding may be regarded as curtilage listed. Sandhillgate Farm is recorded in the West Sussex Historic Farmstead and Landscape Character assessment, which is part of the HER, as an historic farmstead dating from the 19th century. Burleigh Cottage is in a semi-rural location on the southern edge of Crawley Down. NPPF: LSH, MEDIUM
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Medium	A rating of Medium identifies a landscape character area with the

Site Selection - Housing

capacity for limited development, in some parts of the character areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. The visibility of the site from the south may need to be considered further.

9 - Trees/TPOs

Low/Medium

Trees on the boundaries of the site and across the site.

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Minor - Improve

Potential to gain access from the north needs to be investigated further now that this development is complete. Access via Burleigh Lane may not be possible.

12 - Deliverability

Reasonable prospect developability

Currently preparing for promotion, imminent.

13 - Infrastructure

Infrastructure capacity

Normal contributions applied.

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

Less Than 10 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Crawley Down Neighbourhood Plan

Minerals

No minerals considerations identified.

Waste

May require reinforcement of the sewerage network

Environmental Health

Potential for contaminated land to be present on site related to past or present land uses within or adjacent to the site

Sustainability Appraisal

The site performs positively overall, particularly against the social objectives. Negative impacts are expected on land use, countryside and energy/waste objectives however this is common to all sites assessed (these objectives are generally in conflict with housebuilding, as discussed in section x of the report). The yield for this site is greater than the residual required in Crawley Down, however as this is a Category 2 settlement (the second most sustainable category in the settlement hierarchy) this is acceptable. The site is considered appropriate in principle for allocation.

Notes

Part 5 - Conclusion

Summary

The site relates well to the existing built area of Crawley Down and presents as a natural extension to the settlement, well defined by surrounding development. The site is free of biodiversity, flood risk and heritage constraints and is well located for walking and cycling access to local services and facilities, including education and healthcare. The site performs strongly in relation to the SA objectives.

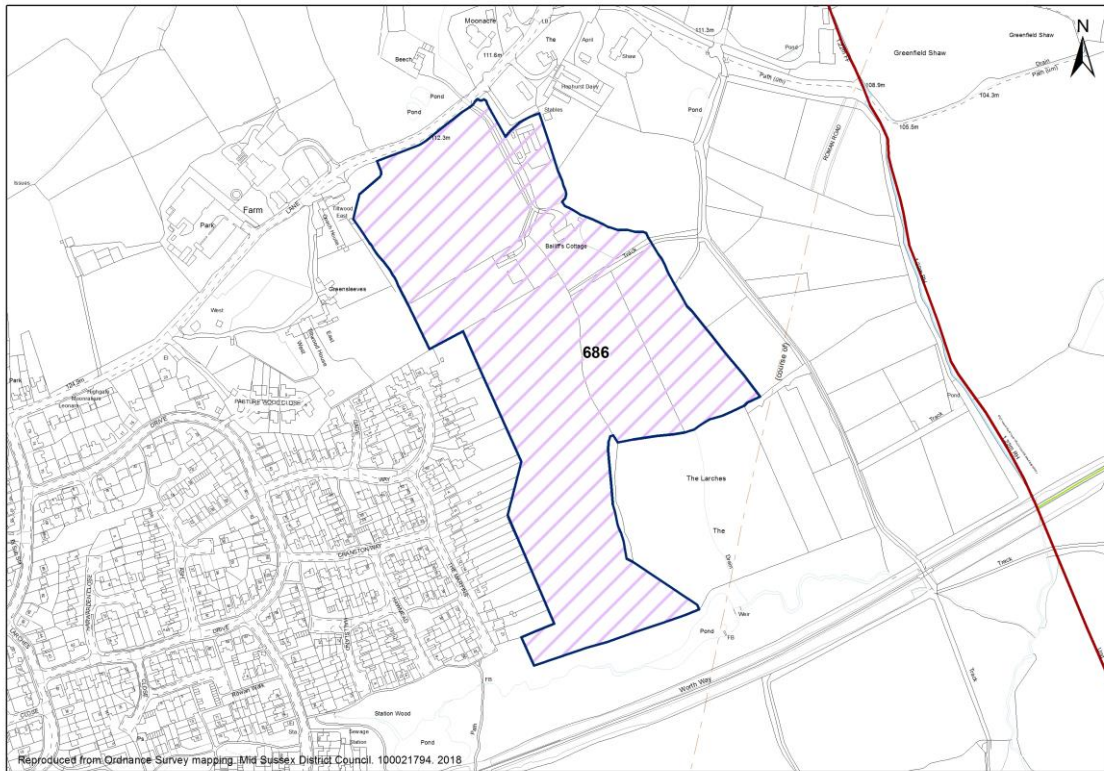
Recommendation

Site is proposed for allocation.

Site Selection - Housing

Crawley Down

ID **686** Land to the rear of The Martins (south of Hophurst Lane), Crawley Down



Site Details

Units: **150** Site Area (ha): **5**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	15m Buffer only	
4 - SSSI/SNCI/LNR	Local Wildlife Site - SWT Mitigation	This site is adjacent to Worth Way. It supports woodland, scrub and open grassland and adjoins several area of ancient woodland, ponds and unimproved meadow. It is an important recreational route and therefore consideration needs to be given to additional recreational disturbance to these habitats. Further consideration be given to impacts of disturbance on LWS and Ancient Woodland from people and pets, impacts on connectivity, impacts of light and noise pollution, need for Ancient Woodland buffer. Cumulative impact with SHELAA 561 and 770.
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	Archaeological interest - Roman road adjacent (potentially associated Roman features) (ANA). No objection subject to archaeological assessment and mitigation. Before submission of planning application: requires Desk-Based Assessment & walkover & geophysical surveys.
8 - Landscape	Medium	A rating of Medium identifies a landscape character area with the capacity for limited development, in some parts of the character areas, having regard for the setting and form of existing

Site Selection - Housing

settlement and the character and sensitivity of adjacent landscape character areas. Boundaries to the north, east and south may need to be strengthened.

9 - Trees/TPOs

Low/Medium

Trees on the boundaries of the site and across the site.

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Minor - Improve

Access could be gained either from the north of the site via Hophurst Lane.

12 - Deliverability

Reasonable prospect developability

Promotion agreement in place. Masterplanning work underway. Sold to developer once permission granted.

13 - Infrastructure

Potential to improve Infrastructure

Landscaped areas; green lungs. Access is proposed from Hophurst Lane via the land immediately to the north (now within Welbeck's control). Secondary or alternative access achievable from the access to Oakfields Farm (as shown on SHELAA plan). Pedestrian/cycle access achievable over WSCC-owned land connecting the southern part of the site to The Martins/Worth Way.

Part 3 - Sustainability / Access to Services

14 - Education

10-15 Minute Walk

15 - Health

10-15 Minute Walk

16 - Services

10-15 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Crawley Down Neighbourhood Plan

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

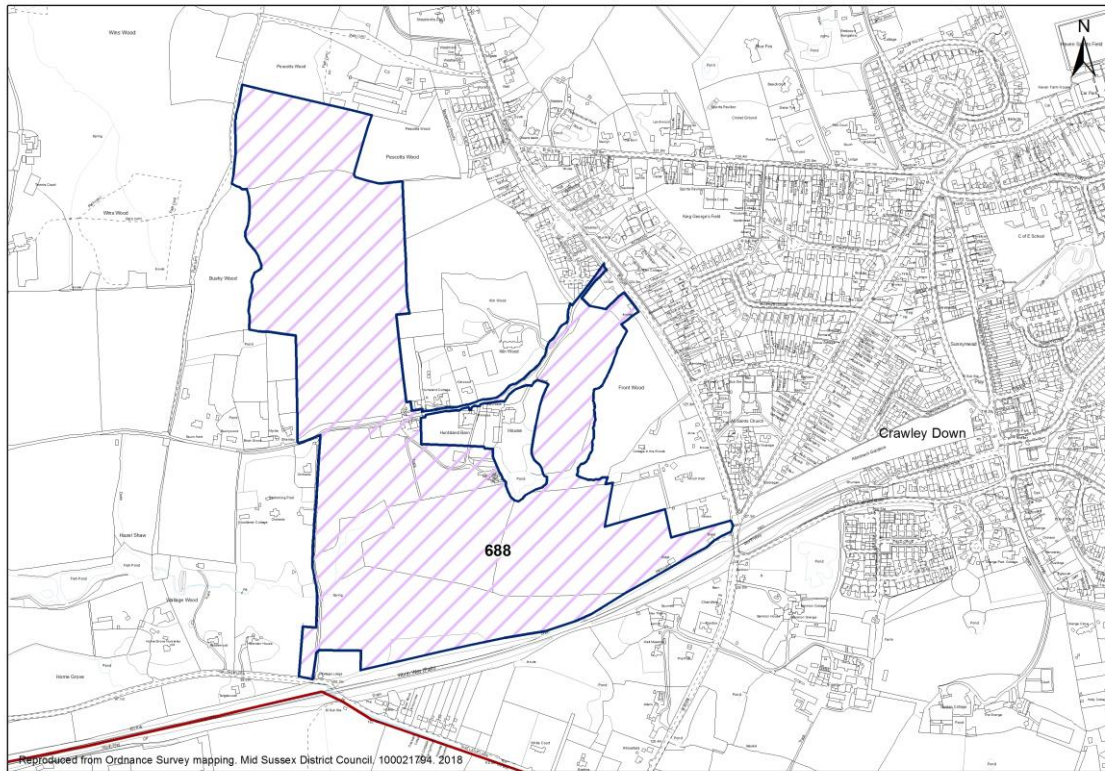
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Crawley Down

ID **688** Land to west of Turners Hill Road, Crawley Down



Site Details

Units: **300** Site Area (ha): **25**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	Partial	
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	Archaeological interest: (a) The site occupies the crest of a sandstone ridge above a stream valley, in the High Weald a favourable location for archaeological sites; (b) A stream runs through the site (potential for prehistoric stream-side occupation); (c) adjoins former railway (Worth Way) - 19th-century railway construction occupation sites may be present on S edge of SHELAA area. No objection subject to archaeological assessment and mitigation. Before submission of planning application: desk based assessment and archaeological field evaluation to take place (geophysical survey), to inform an archaeological mitigation strategy.
8 - Landscape	Low/Medium	The site is of a significant scale and although relatively well screened in places by established woodland its undeveloped rural character is considered to make an important contribution to the wider rural setting of Crawley Down, from which it derives

Site Selection - Housing

significant character. As a large strategic extension, this site would need further assessment to consider its landscape impact. The final design would likely need to incorporate woodland buffers and consideration of the boundaries of the site and the extent to which they are, or can be made, defensible. It is noted that the promoter has commissioned their own landscape evidence and prepared a masterplan for the site though it is not considered that in isolation this demonstrates mitigation of loss of rural character to the west of Crawley Down. Whilst the perimeter screening will help limit views in from the wider landscape, the scale of the site will necessarily require enhancement of the connections to Crawley Down creating a more permeable and open western boundary to the settlement where the current built area interfaces with the site. Therefore, whilst the site's impact on the wider landscape further to the west could have potential to be mitigated through the retention and enhancement of perimeter screening, the site's contribution to the rural setting of Crawley Down will likely be eroded through the perceptual and actual urbanisation of what is currently a rural landscape, regardless of the notion that there are currently limited sightlines between the west of the town and the site itself.

9 - Trees/TPOs

Low/Medium

Trees on the boundaries of the site and within the site.

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Moderate - Improve

Access that runs through centre of site not suitable to serve large scale development. Direct access from Turners Hill Road would be required. Possible requires third party land.

12 - Deliverability

Developable

Site is in control of a housebuilder. Outline Spring 2020. First completions winter 2022.

13 - Infrastructure

Potential to improve Infrastructure

Developer Questionnaire - normal contributions apply. Ability to connect into the Worth Way footpath which runs along the entire southern boundary for the benefit of pedestrians wanting access to the local footpath network.

Part 3 - Sustainability / Access to Services

14 - Education

15-20 Minute Walk

The site has fair access to local services and good access to public transport.

15 - Health

15-20 Minute Walk

16 - Services

15-20 Minute Walk

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

Crawley Down Neighbourhood Plan

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Site Selection - Housing

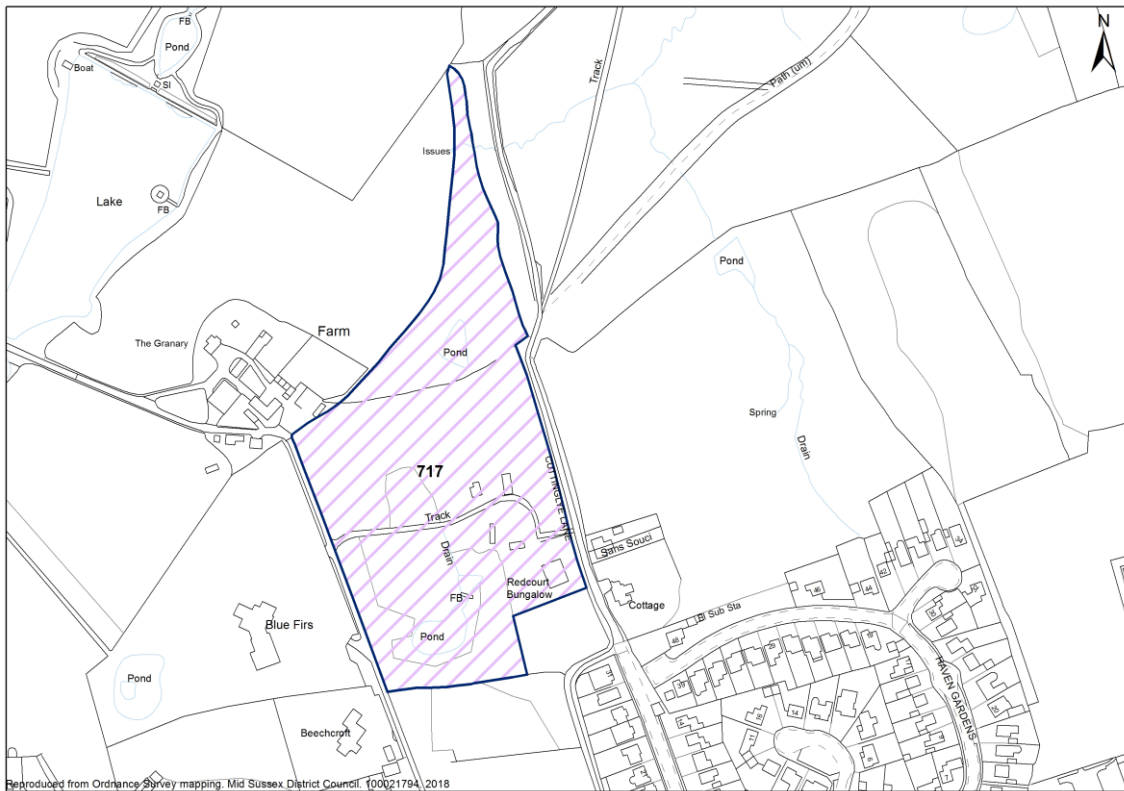
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Crawley Down

ID **717** Land at Redcourt Barn, Cuttinglye Lane, Crawley Down



Site Details

Units: Site Area (ha):

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	Partial	The northern part of the site is Ancient Woodland.
4 - SSSI/SNCI/LNR	Local Wildlife Site - SWT Mitigation	This site is adjacent to Lobbs Wood and Furnace Pond. The northern section of the site is classified as Ancient Woodland and Ghyll Woodland that adjoins the LWS. Although this section is not within the LWS we can see that it is part of the LWS complex. We recommend that this section is removed from the SHELAA boundary. Development opportunities would be very constrained and as a minimum there should be a consideration of Further consideration be given to impacts of disturbance on LWS and Ancient Woodland from people and pets, impacts on connectivity, impacts of light and noise pollution, need for Ancient Woodland buffer, impacts on hydrology in particular the ghyll woodland.
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Medium	A rating of Medium identifies a landscape character area with the capacity for limited development, in some parts of the character areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape

Site Selection - Housing

		character areas. This site is covered by TPOs and ancient woodland.
9 - Trees/TPOs	Significant tree cover – high impact	Some of the site is within AW or buffer zone. Most of this site has been the subject of a TPO which was not confirmed. It was not confirmed only because the trees were no longer considered to be under threat. The adjoining land has now been developed but it does not fall within the AW or buffer zone.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Uncertain developability	No developer questionnaire.
13 - Infrastructure	Infrastructure capacity	No developer questionnaire, assumed normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan	Crawley Down Neighbourhood Plan	Minerals	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes	

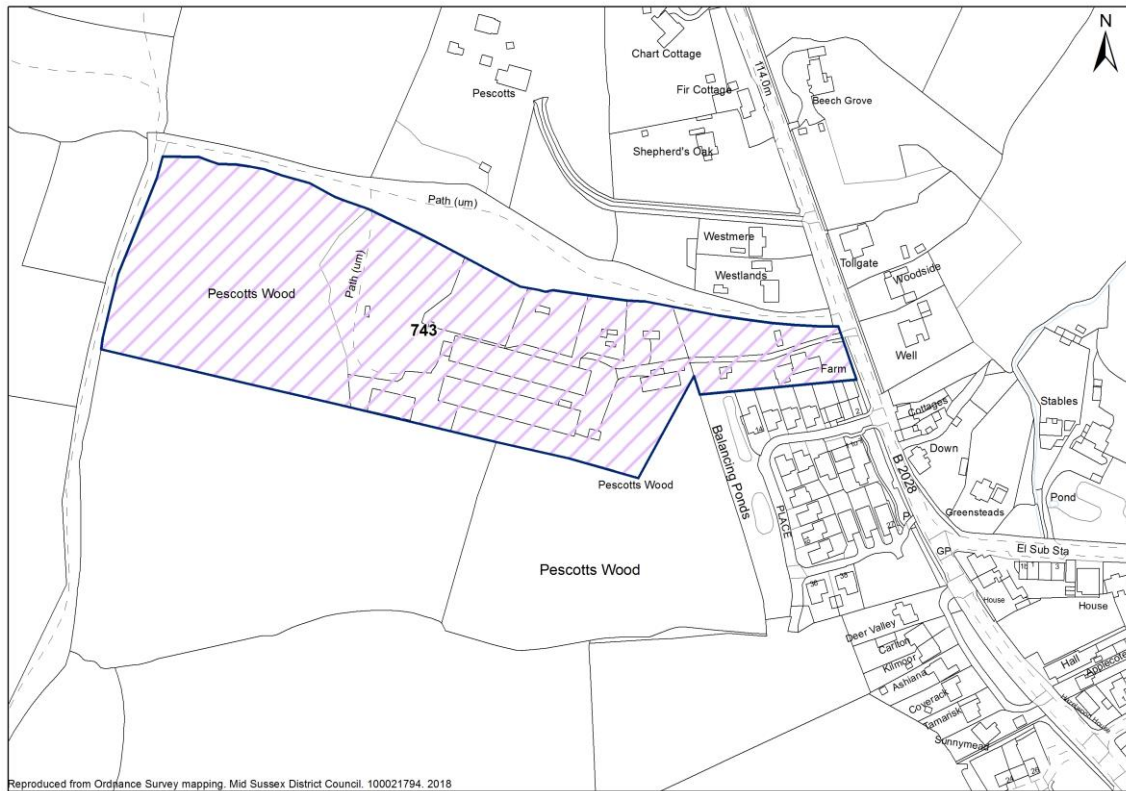
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Crawley Down

ID **743** **Hurst Farm, Turners Hill Road, Crawley Down**



Reproduced from Ordnance Survey mapping, Mid Sussex District Council, 100021794, 2018

Site Details

Units: **36** Site Area (ha): **1.20**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	Partial	The western end of the site is covered by Ancient Woodland and would need to be excluded from the developable area. The southern side of the site is within the 15m buffer of another area of Ancient Woodland. This area would also need to be excluded from the developable area.
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	Westlands is part of a former farmstead, identified as a historic farmstead. The proposed development could have an impact on the character of this part of the setting of the listed building, the rural nature of which would be partially compromised. This would be detrimental to the manner in which the special interest would be appreciated. NPPF:LSH, HIGH
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site.
7 - Archaeology	None	
8 - Landscape	Medium	
9 - Trees/TPOs	Low/Medium	Ancient woodland is considered separately. Non-designated trees are present at the boundaries of the site, helping provide screening. These could likely be retained and enhanced where

Site Selection - Housing

necessary.

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

None

Safe access to site already exists

12 - Deliverability

Developable

Site is in control of a housebuilder. Full application submission June 2020.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

10-15 Minute Walk

15 - Health

10-15 Minute Walk

16 - Services

More than 20 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Crawley Down Neighbourhood Plan

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

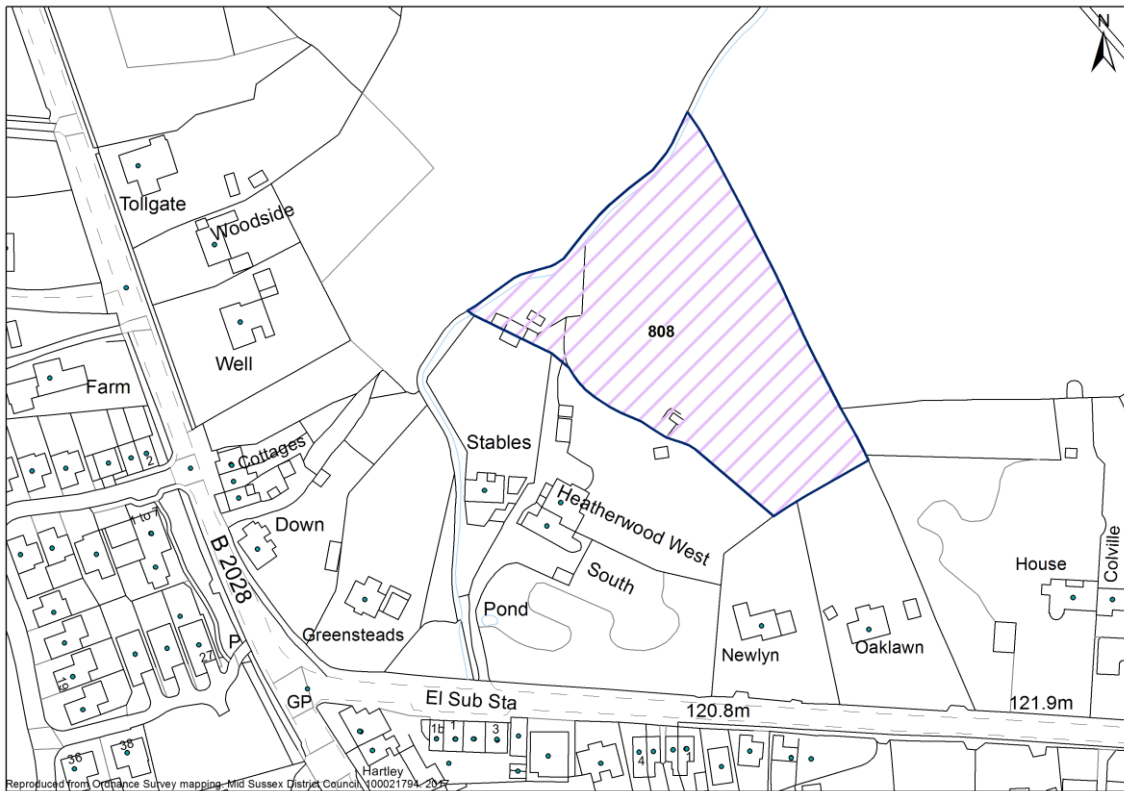
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Crawley Down

ID **808** Land north of Heatherwood West, Sandy Lane, Crawley Down



Site Details

Units: **15** Site Area (ha): **0.6**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (High)	The development site is directly to the north and north east of Heatherwood West and South. It could have a fundamental impact on the rural character of this part of the setting of the listed building and on existing views from the building towards open fields and woodland. Additionally, development at the site would likely alter the linear settlement pattern of the area which contributes to the settlement's identity and historic character. This would be harmful to the manner in which the special interest of the heritage asset as a Victorian country house is appreciated, as well as to the wider historic character of its setting. NPPF:LSH, HIGH
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site.
7 - Archaeology	None	
8 - Landscape	Medium	
9 - Trees/TPOs	Low/Medium	Trees on the boundaries on the site and within the site.

Part 2 - Deliverability Considerations

Site Selection - Housing

10 - Highways		
11 - Local Road/Access	Minor - Improve	Access to site already exists though this is a private driveway and is unlikely to be suitable to support the additional traffic generated by up to 15 dwellings.
12 - Deliverability	Reasonable prospect developability	Site will be promoted to housebuilders to commit to commence with a full application within 2 months of adoption.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk
15 - Health	10-15 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

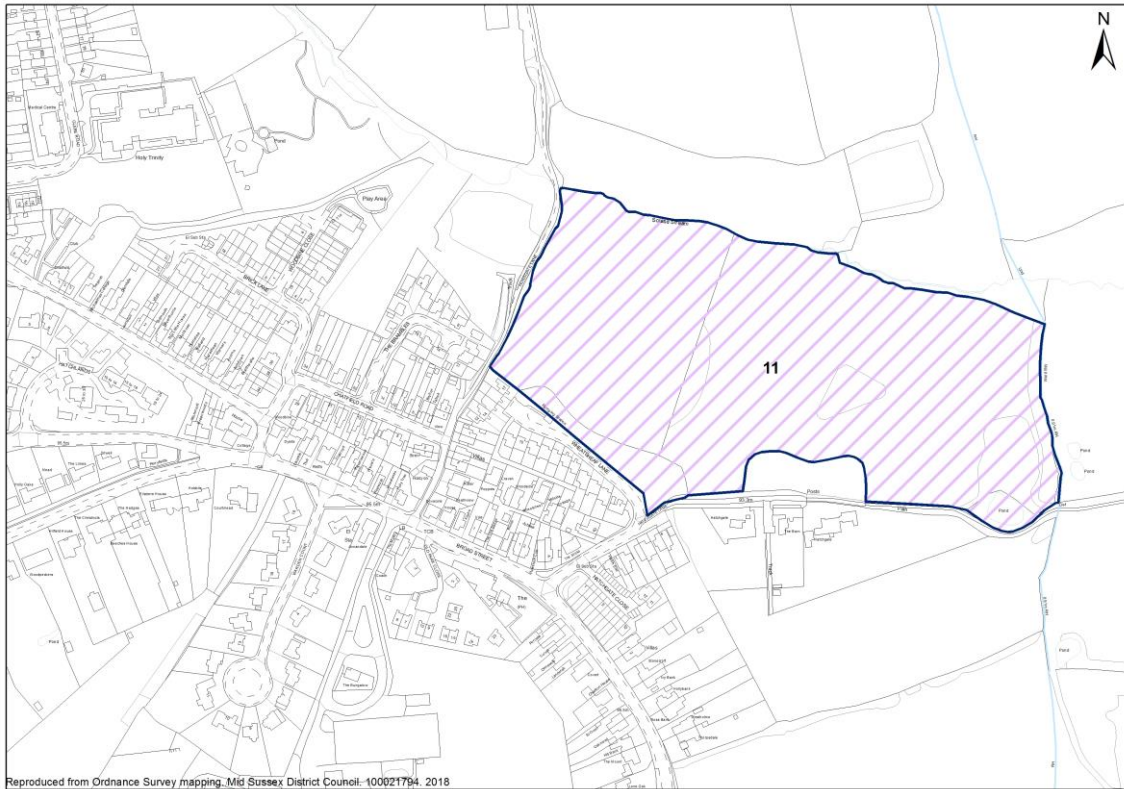
Neighbourhood Plan	Minerals
Crawley Down Neighbourhood Plan	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Cuckfield

ID **11** Land at Wheatsheaf Lane, Cuckfield



Site Details

Units: **165** Site Area (ha): **5.5**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	15m Buffer only	<p>This site is adjacent to Blunts and Paiges Woods, Haywards Heath. As well as the presence of a designated LWS, the SHELAA is also adjacent to ancient woodland on the east side. We also note from desktop information that a pond and deciduous woodland is present in the south of the SHELAA. Therefore development on this site has the potential to impact the LWS and the ancient woodland that is adjacent to this site. We are unable to advise you on specific impacts as we have no details of the scale or type of proposed development. However we ask you to consider further:</p> <ul style="list-style-type: none"> • Impacts of disturbance on the LWS and Ancient Woodland arising from people and domestic pets • Impacts on hydrology resulting from development given the Ghyll Woodland • Impacts of light and noise pollution • The need for an appropriate buffer to Ancient Woodland • Cumulative impact with SHELAA 63 and 667 <p>In order to recommend improvements to the LWS we would need to be informed by up to date ecological information that could focus recommendations for improvements to management or extensions to the LWS.</p>
4 - SSSI/SNCI/LNR	Local Wildlife Site - SWT Mitigation	

Site Selection - Housing

5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Low/Medium	The site has substantial landscape sensitivity and moderate landscape value. This site has ancient woodland boundaries. As this site has steep slopes, it could be visible from the surrounding countryside.
9 - Trees/TPOs	Low/Medium	There are trees on the boundaries of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability		
13 - Infrastructure		

Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan Cuckfield Neighbourhood Plan CNP5 - Protect and Enhance the Countryside	Minerals Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes

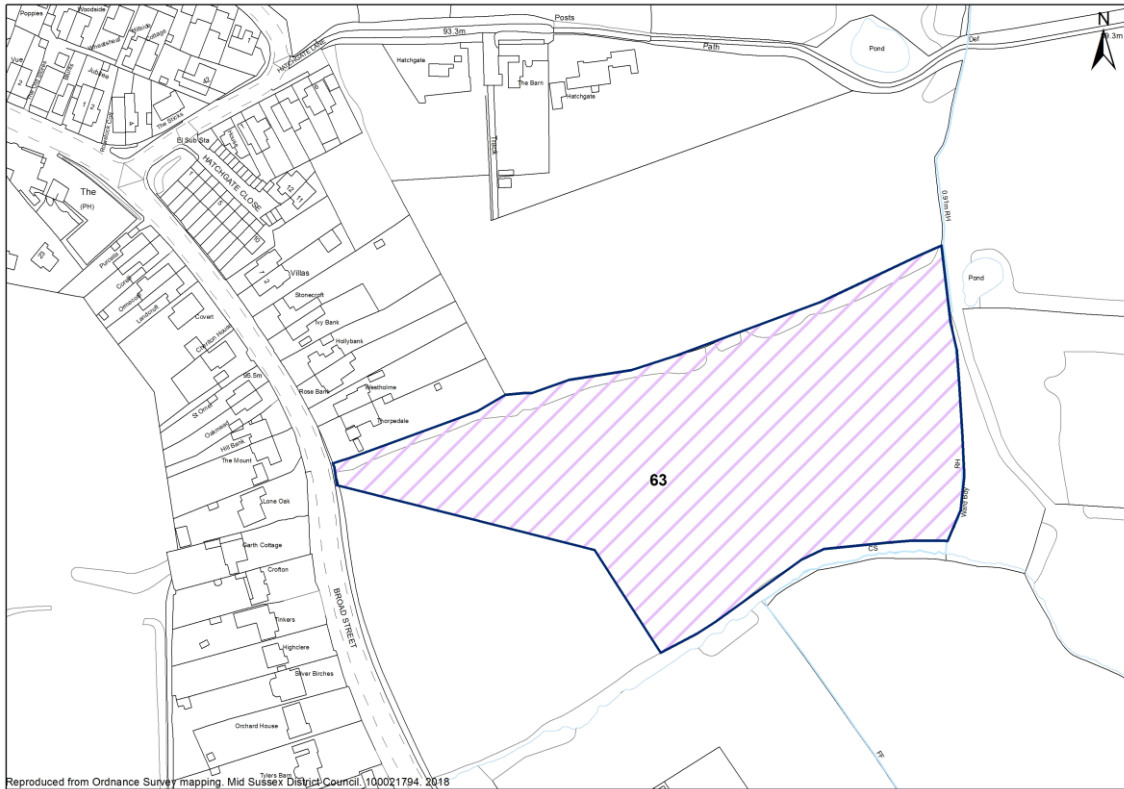
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Cuckfield

ID **63** Land north of Riseholme, Broad Street, Cuckfield



Site Details

Units: **72** Site Area (ha): **2.4**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	Adjacent	<p>This SHELAA is adjacent to Blunts and Paiges Woods, Haywards Heath. This allocation has the potential to impact the LWS and in particular the Ancient Woodland. We are unable to advise you on specific impacts as we have no details of the scale or type of proposed development. However we ask you to consider further:</p> <ul style="list-style-type: none"> - Impacts of disturbance of the LWS and Ancient Woodland arising from People and domestic pets - Impacts of hydrology resulting from development given the Ghyll Woodland - Impacts of light and noise pollution - The need for an appropriate buffer to Ancient Woodland - Cumulative Impact with SHELAA 11 and 667 <p>In order to recommend improvements to the LWS we would need to be informed by up to date ecological information that could focus recommendations for improvements to management or extensions LWS.</p>
4 - SSSI/SNCI/LNR	Local Wildlife Site - SWT Mitigation	
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site

Site Selection - Housing

7 - Archaeology	None	
8 - Landscape	Low/Medium	This site has substantial landscape sensitivity and moderate landscape value. As it appears this site slopes, it could be visible from the surrounding countryside. The form of the site is perpendicular to the alignment of Broad Street which currently supports a distinctive linear settlement pattern. Development at the site would therefore be inconsistent with this linear pattern, altering the landscape and townscape context of the south of the village and the approach to the village. Recent development at Denning Place is consistent with the linear pattern and does not indicate that development at Site 63 is acceptable in principle.
9 - Trees/TPOs	Low/Medium	There are trees on the boundaries of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Access is already established by new developments closer to the road.
12 - Deliverability	Developable	Site in control of housebuilder. Outline submission in line with LP Jan 2021. First completions Dec 2022.
13 - Infrastructure	Potential to improve Infrastructure	Developer Questionnaire - On site open space. Otherwise normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan	Cuckfield Neighbourhood Plan CNP5 - Protect and Enhance the Countryside	Minerals	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes	

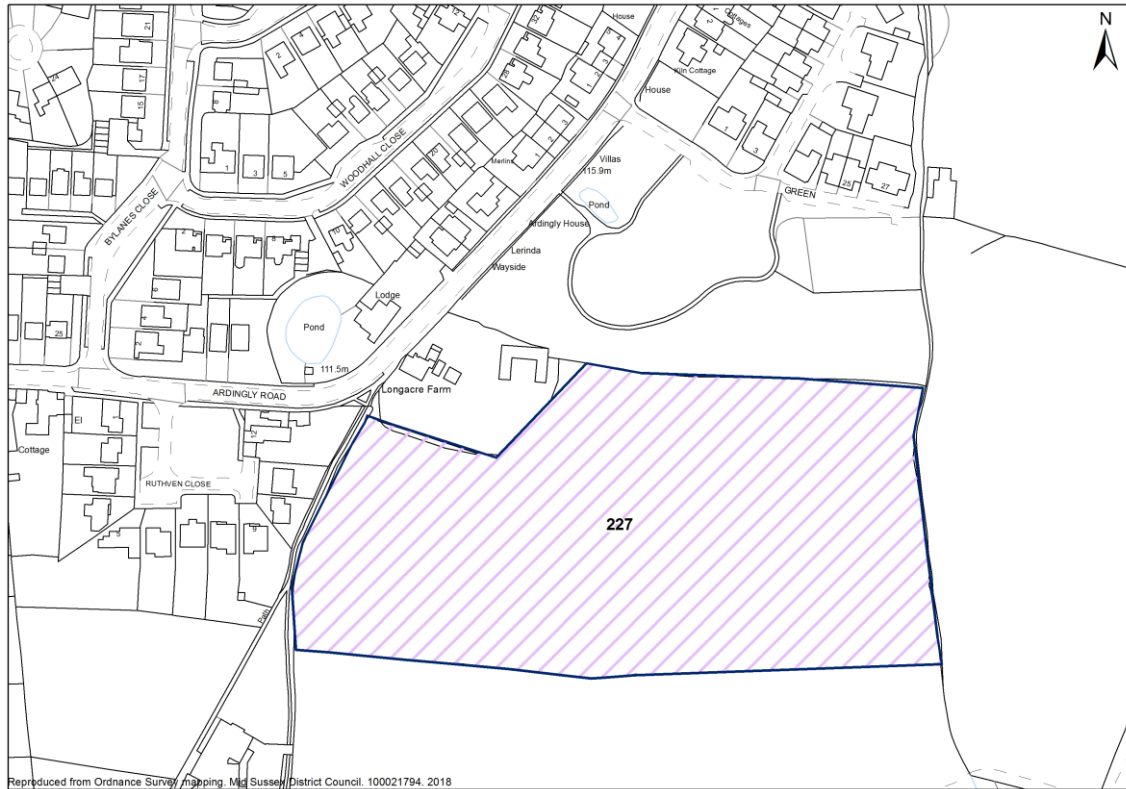
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Cuckfield

ID **227** Land to the north of Glebe Road, Cuckfield



Site Details

Units: **84** Site Area (ha): **2.8**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	Archaeological interest: The site lies near the crest of a sandstone ridge above a stream valley, in the High Weald a favourable location for archaeological sites. No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation to take place (geophysical survey), to inform an archaeological mitigation strategy.
8 - Landscape	Low/Medium	This site has substantial landscape sensitivity and moderate landscape value. This site could be visible from the surrounding countryside to the east.
9 - Trees/TPOs	Low/Medium	There are trees on the boundaries of the site.

Part 2 - Deliverability Considerations

10 - Highways

Site Selection - Housing

11 - Local Road/Access	Moderate - Improve	A site access will be subject to understanding the available width of land available abutting the public highway boundary. If insufficient land is available to create an access to standard, this should be considered 'red'.
12 - Deliverability	Uncertain developability	Overage agreement expires in 4 1/2 years time. No progress with site until this expires.
13 - Infrastructure	Infrastructure capacity	No information supplied but assumed normal contributions applied.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Cuckfield Neighbourhood Plan CNP5 - Protect and Enhance the Countryside	No minerals considerations identified.
Waste	Environmental Health
Development may require reinforcement of the sewerage network.	No environmental health considerations identified.
Sustainability Appraisal	Notes
The site performs very strongly in relation to the social SA objectives on the basis of its location close to services and facilities in Cuckfield. Minor negative effects in relation to land use and countryside are anticipated on the basis of the site's greenfield location and low landscape capacity.	

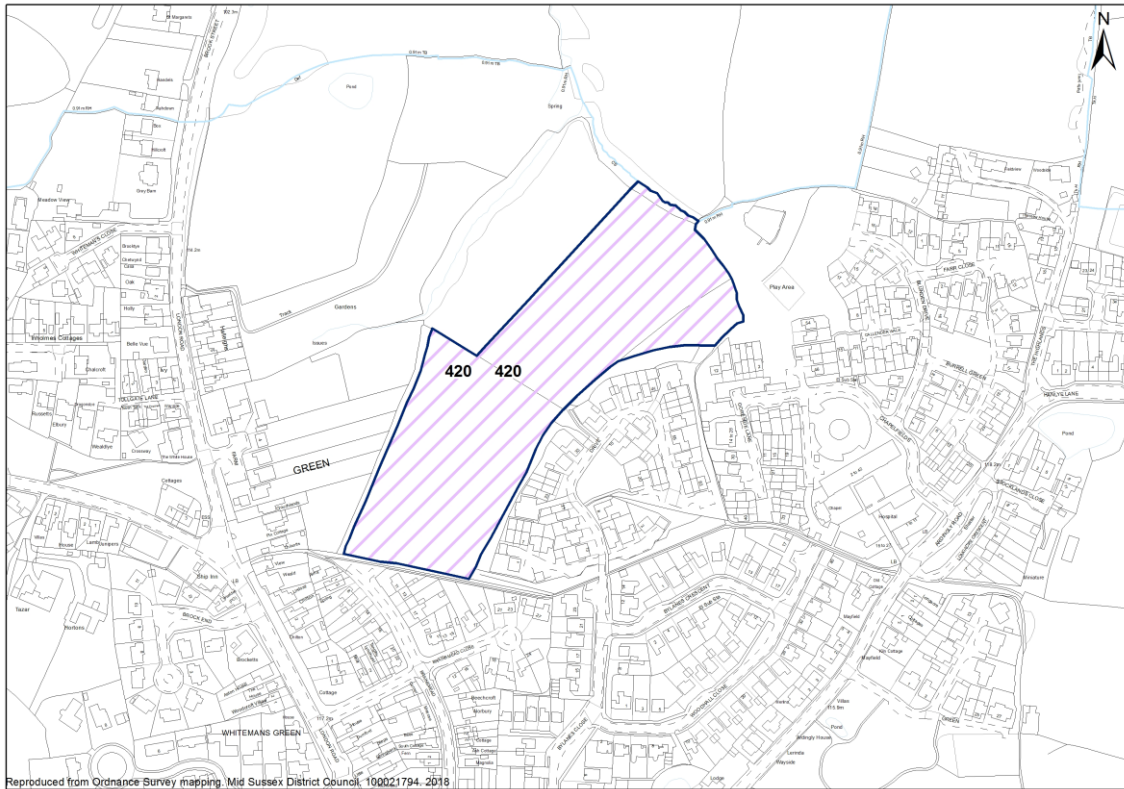
Part 5 - Conclusion

Summary	Advice from the landowner is that the site is subject to an overage agreement and is therefore not available for development at this time. Recommendation: Site is not proposed for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Cuckfield

ID **420** Land north of Brainsmead, Cuckfield



Site Details

Units: **93** Site Area (ha): **3.1**

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	High impact on AONB due to loss of informal public open space to the significant detriment of the public enjoyment of the AONB and loss of a medieval field system. High site gently sloping down to the north. Well related to modern development on northern side of Hanlye Lane and Whitemans Green. No historic routeways adjacent to or within the site. No woodland but mature trees along field boundaries. Part of a medieval field system. Site was intended as informal public open space to support development of Bylanes Close (now known as Buntinghill Drive) and allocated as Amenity Open Space in the Cuckfield Neighbourhood Plan (CNP17). Loss of this area to development would significantly detract from public enjoyment of the AONB.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	
6 - Conservation Area	None	
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Trees on the boundaries of the site and within the site.

Site Selection - Housing

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Significant - Improve

Providing access from Brainsmead would appear to be technically achievable, however the suitability for up to 93 dwellings would need to be questioned and unlikely to be able to secure planning for this number of dwellings.

12 - Deliverability

13 - Infrastructure

Part 3 - Sustainability / Access to Services

14 - Education

10-15 Minute Walk

15 - Health

10-15 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Cuckfield Neighbourhood Plan
CNP17 - Amenity Open Space

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

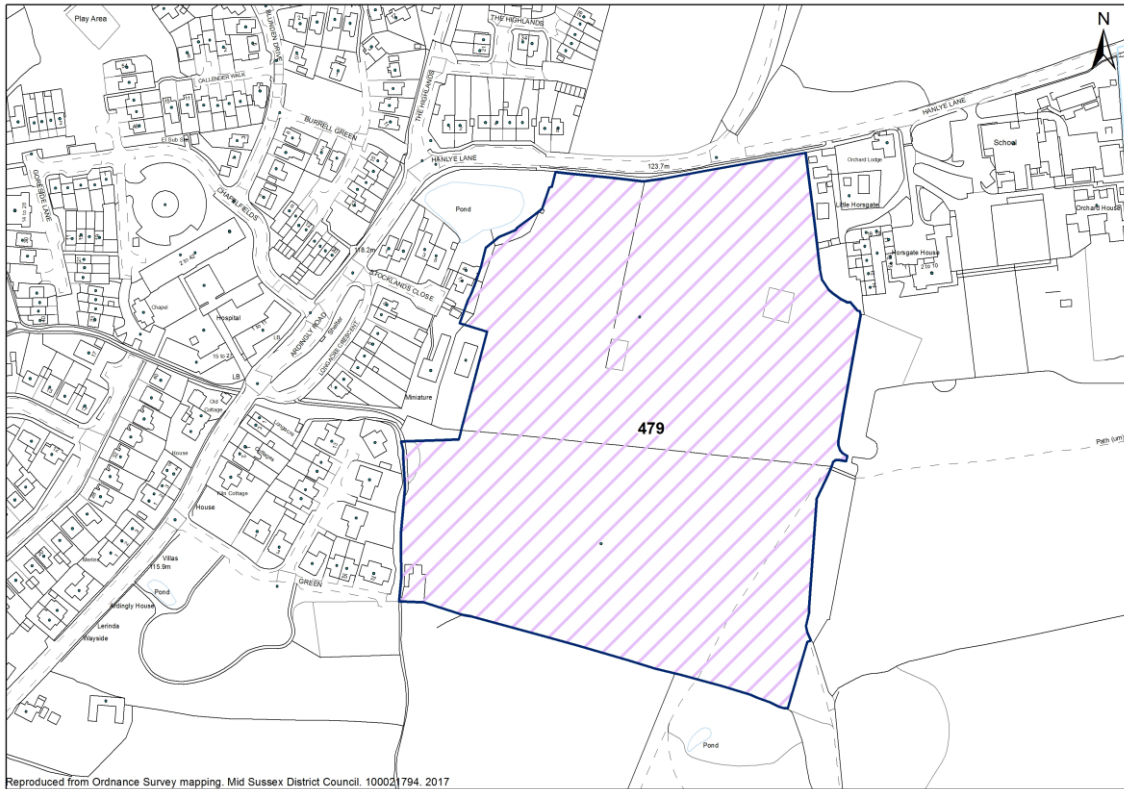
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Cuckfield

ID **479** Land at Hanlye Lane to the east of Ardingly Road, Cuckfield



Reproduced from Ordnance Survey mapping, Mid Sussex District Council, 100021794, 2017

Site Details

Units: **55** Site Area (ha): **5.6**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	15m Buffer only	
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	Large site. Archaeological interest: The site is located near the crest of a sandstone ridge, in the High Weald a favourable location for archaeological sites. No objection subject to archaeological assessment and mitigation. Before submission of planning application: geophysical survey: appropriate archaeological mitigation arising from results.
8 - Landscape	Medium	This site has substantial landscape sensitivity and moderate landscape value. The site is close to the High Weald AONB. This site could be visible from the surrounding countryside to the south.
9 - Trees/TPOs	Low/Medium	There are trees within the site and on the boundaries of the site.

Part 2 - Deliverability Considerations

10 - Highways		Potential need to mitigate impacts at the junction of London Road / Ardingly Road and the junction of B2036 / B2114.
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Site Selection - Housing

11 - Local Road/Access	Minor - Improve	Safe access available from the north along Hanlye Lane. Gated access for agricultural uses exists.
12 - Deliverability	Reasonable prospect developability	No housebuilder but promotion agreement in place. Outline application September 2020 with first completions June 2022.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply. Open space - gifting of open land to Parish Council.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Cuckfield Neighbourhood Plan CNP5 - Protect and Enhance the Countryside	Part of site within Building Stone (Ardingly) MSA. All of site within Building Stone MCA.
Waste	Environmental Health
May require reinforcement of the sewerage network.	Potential for contaminated land to be present on site related to past or present land uses within or adjacent to the site.
Sustainability Appraisal	Notes
Site 479 performs positively against the social and economic SA objectives as it is well located for access to key services and facilities, helping reduce the need to travel to meet key needs. The site performs positively in relation to the housing objective as it will make a sustainable contribution to meeting the residual requirement in Cuckfield. Potential negative effects on biodiversity via effects on ancient woodland could likely be mitigated through design and layout of the final scheme.	

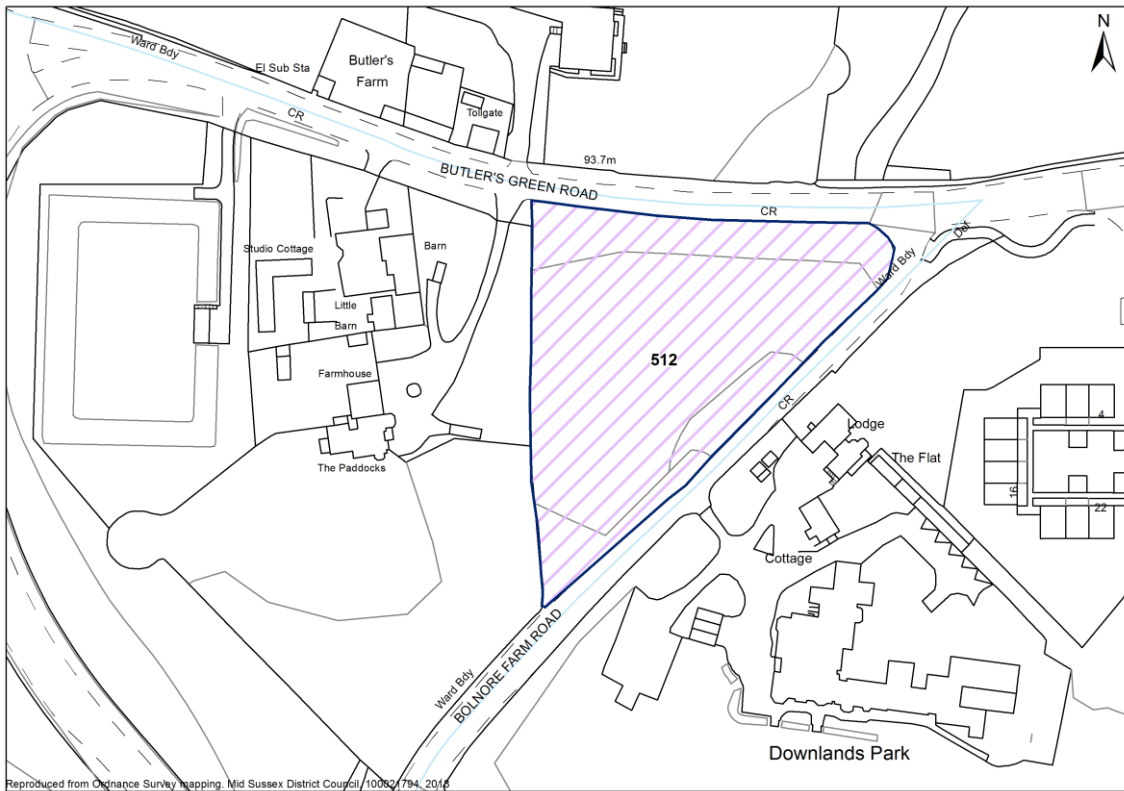
Part 5 - Conclusion

Summary	It may be appropriate to incorporate open space and landscape buffering within the site, particularly towards the southern boundary where the landform falls gradually, leaving the southernmost extent of the site with a higher degree of landscape sensitivity. Existing planted screening along the alignment of a PRow which bisects the site could represent a rational southern boundary feature, ensuring that development is focussed towards Hanlye Lane where it would have potential to present as infil development between existing dwellings on either side. The site is very well located to access existing services and facilities in the village, including education and healthcare.
Recommendation	Site is proposed for allocation.

Site Selection - Housing

Cuckfield

ID **512** Land corner of Butlers Green Road/Isaacs Lane, Haywards Heath



Site Details

Units: **18** Site Area (ha): **0.6**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	No further comment sought.
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	Archaeological interest: (a) A wayside pond occupied the northern side of the site from 1636 or earlier, silting up in the late 1800s (the pond silts may preserve artefacts, wood, pollen and microfossils that can provide much information on the changing local environment from the 17th century or earlier onwards); (b) A former trackway, the western fork of the road junction, ran north-south inside the western edge of the site from the 17th century or earlier. No objection subject to archaeological assessment and mitigation. Before submission of planning application: desk based assessment and walkover survey, LiDAR plot from free Environment Agency data (if available for this area) and interpretation, and an archaeological mitigation strategy arising, targeted at investigation and analysis of buried pond plots and investigation and recording of the old road.

Site Selection - Housing

8 - Landscape	Low/Medium	The site has many trees and flora. Whilst on the road entering/ leaving Haywards Heath, this site is a buffer to the main built-up area of the town and is an attractive entrance to the town.
9 - Trees/TPOs	Low/Medium	There are trees covering the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	No access exists. Should be achievable, however may place strain on an already often congested road.
12 - Deliverability	Uncertain developability	No housebuilder in control of site. Pre app discussion 2022.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	More than 20 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Cuckfield Neighbourhood Plan CNP5 - Protect and Enhance the Countryside	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

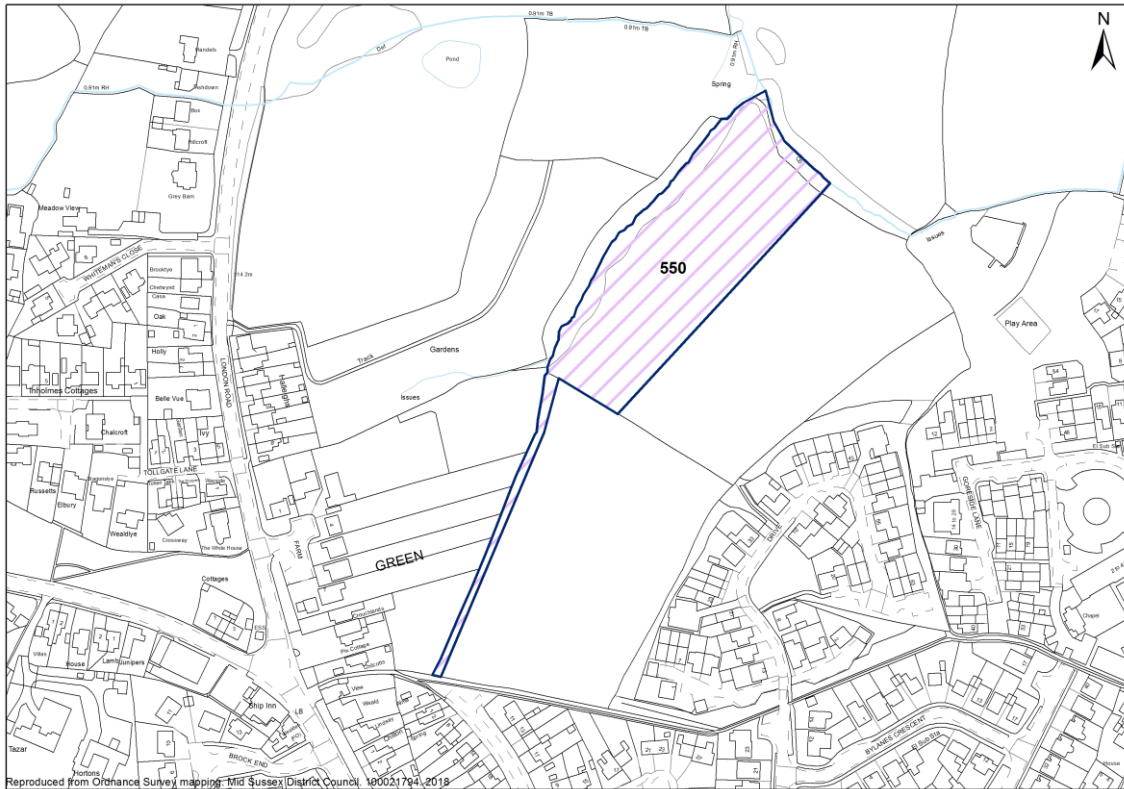
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Cuckfield

ID **550** Land east of Whitemans Green, Cuckfield



Site Details

Units: **36** Site Area (ha): **1.2**

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	High impact on AONB due to loss of rural context of Amenity Open Space to the detriment of the public enjoyment of the AONB, loss of medieval field system and isolated site uncharacteristic of the settlement pattern. High site gently sloping down to the north. Stream on north-west boundary with a spring. If developed in conjunction with site 420 this would be well related to modern development on northern side of Hanlye Lane and Whitemans Green. However, the combined development would be 126 units, which would be a significant scale of development for the size of village. If site 420 is not developed then this site would appear isolated from the settlement and out of character with its settlement pattern. No historic routeways adjacent to or within the site. No woodland but mature trees along field boundaries especially to the north-west. Part of a medieval field system. Site would be viewed as rural context for Amenity Open Space adjacent (site 420).
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site

Site Selection - Housing

7 - Archaeology

None

8 - Landscape

AONB

Site is within the High Weald AONB (assessed under criterion 1)

9 - Trees/TPOs

Low/Medium

There are trees on the site and on the boundaries of the site.

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Severe

It is considered unlikely that a suitable standalone form of access could be provided from Brainsmead to serve residential development at site 550.

12 - Deliverability

13 - Infrastructure

Part 3 - Sustainability / Access to Services

14 - Education

10-15 Minute Walk

15 - Health

10-15 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Cuckfield Neighbourhood Plan
CNP5 - Protect and Enhance the Countryside

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

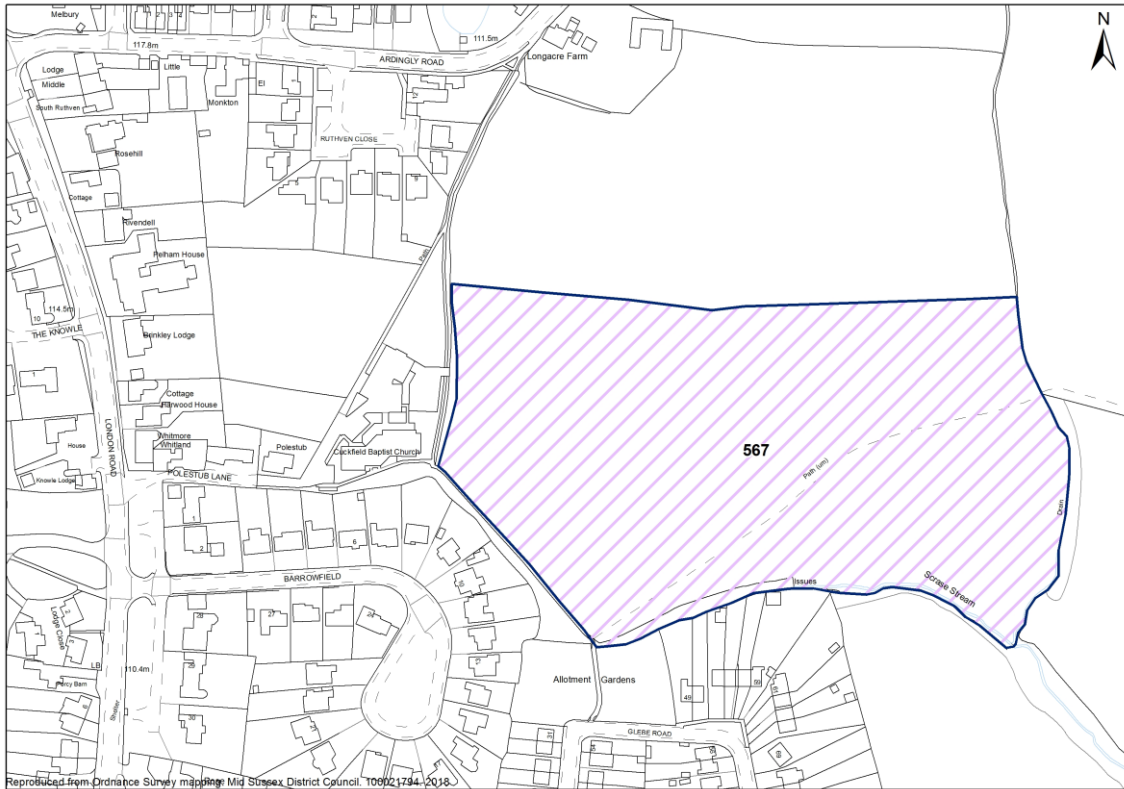
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Cuckfield

ID **567** Land to East of Polestub Lane, Cuckfield



Site Details

Units: **120** Site Area (ha): **3.9**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	Archaeological interest: The site adjoins a watercourse, the Scrase Stream (potential for prehistoric stream-side occupation sites). No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation to take place (geophysical survey), to inform an archaeological mitigation strategy.
8 - Landscape	Low/Medium	This site has substantial landscape sensitivity and moderate landscape value. This site could be visible from the surrounding countryside to the east.
9 - Trees/TPOs	Low/Medium	There are trees on the boundaries of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Severe	If suitable access is achieved from Ardingly Road (rather than

Site Selection - Housing

Polestub Lane) for Site 227, then this development could come forward, subject to agreements between the neighbouring landowners. Independent access is not considered achievable.

12 - Deliverability

Uncertain developability

No arrangements in place to bring site forward. No immediate plans to do so.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

Less Than 10 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Cuckfield Neighbourhood Plan
CNP5 - Protect and Enhance the Countryside

Minerals

No minerals considerations identified.

Waste

May require reinforcement of the sewerage network

Environmental Health

No environmental health considerations identified.

Sustainability Appraisal

The site performs very strongly in relation to the social SA objectives on the basis of its location close to services and facilities in Cuckfield. Minor negative effects in relation to land use and countryside are anticipated on the basis of the site's greenfield location and low landscape capacity.

Notes

Part 5 - Conclusion

Summary

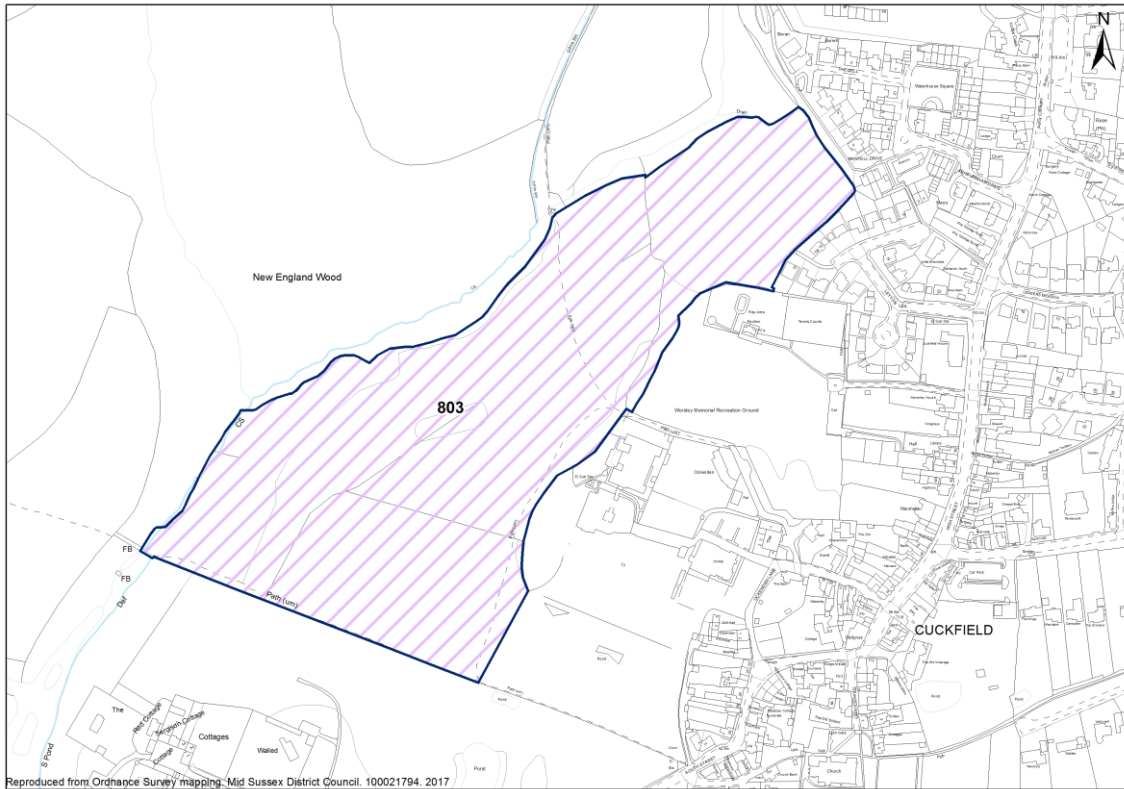
The site has substantial landscape sensitivity and contributes to the setting and character of the settlement. The site's location behind existing dwellings with no direct road frontage means that it is considered to be severely constrained in access terms and would not be accessible without enabling development on adjacent sites. There is therefore uncertainty about the site's deliverability. The site scores relatively poorly in relation to the SA 'countryside' objective on the basis of its landscape sensitivity and contribution to the settlement's rural character.

Recommendation

Site is not proposed for allocation.

Cuckfield

ID **803** Land west of Ockenden Manor, Ockenden Lane, Cuckfield



Site Details

Units: **255** Site Area (ha): **8.5**

Part 1 - Planning Constraints

1 - AONB

Wholly/most within – High impact

High impact on the AONB due to loss of public enjoyment of these fields, the significant scale of the development and its location separated from the settlement by the recreation ground and the grounds of Ockenden Manor. Also potential impact on Ancient Woodland. Steeply sloping site down to stream along the north-west boundary. Any development likely to require significant cut and fill. Site is separated from the settlement by the recreation ground and grounds of Ockenden Manor. It would not relate well to the existing or historic settlement pattern and would be very significant in scale in comparison to the existing village. Site forms part of the countryside setting of the historic core of the village and Ockenden Manor. Historic PROW runs through the site which also forms part of the HighWeald Landscape Trail. Ancient Woodland to the north-west of the site (New England Woods). Post-medieval field system - parkland landscape. The PROW is a popular route for walkers from the village into New England Woods and the parkland character of these fields adds significantly to the enjoyment of this part of the AONB. Natural England consider this allocation to be major development within the AONB. Priority habitat (deciduous woodland), is present on part of the site. Impact on this habitat needs to be considered as the NPPF requires the conservation, restoration and enhancement of priority habitat. To achieve this aim, appropriate mitigation measures may need to be specified.

2 - Flood Risk

None

The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.

Site Selection - Housing

3 - Ancient Woodland	15m Buffer only	
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	Further comments awaited.
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Low)	Further comments awaited.
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	There are trees on the boundaries of the site and within the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Access does not yet exist, but could be achieved by a number of routes.
12 - Deliverability		
13 - Infrastructure		

Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk
15 - Health	10-15 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Cuckfield Neighbourhood Plan CNP5 - Protect and Enhance the Countryside	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

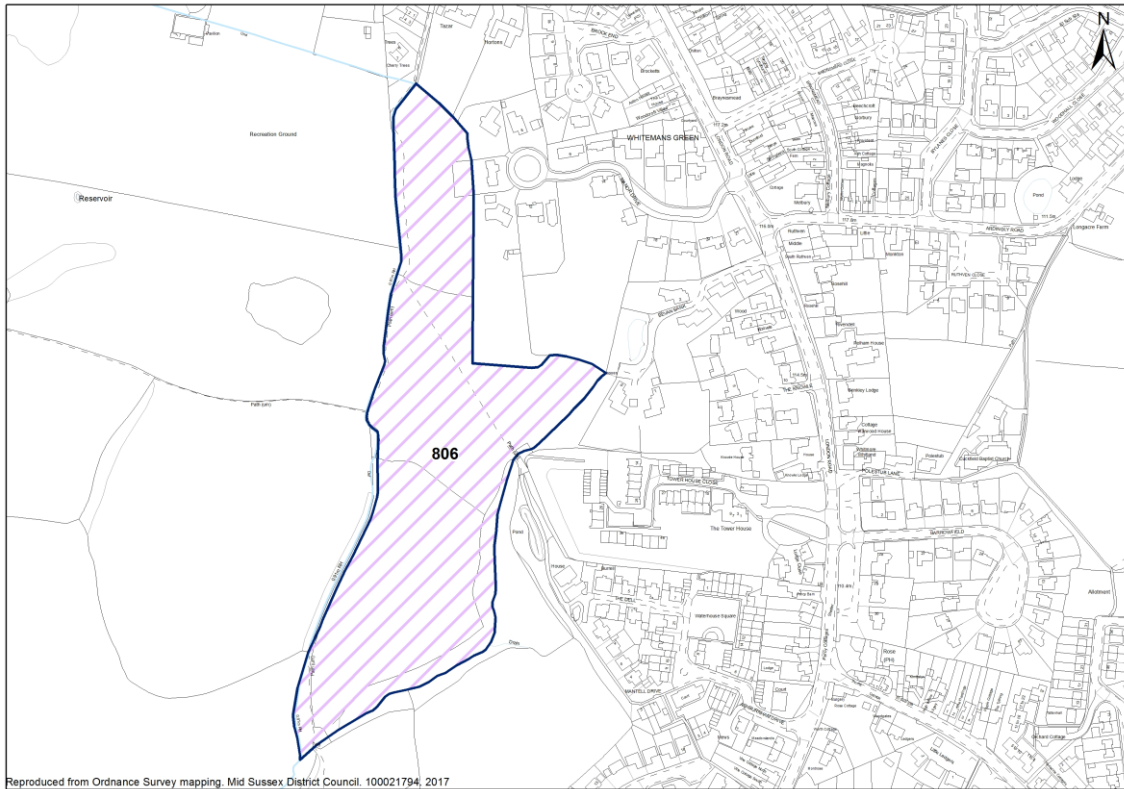
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Cuckfield

ID **806** Land West of London Road, Cuckfield



Site Details

Units: **105** Site Area (ha): **3.5**

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	High impact on AONB due to significant scale of development, impact on public enjoyment of PROW, loss of medieval field system and potential impact on Ancient Woodland. Site slopes up to the north. There is a stream on the east and south-east boundary. Unclear where access would be from. Whilst it is adjacent to the settlement it will be difficult to integrate with it due to access difficulties into adjacent cul-de-sacs. Significant scale of development compared to size of existing village. Historic PROW runs through site. Ancient Woodland to the south and mature trees along the western boundary. Partly medieval field system. Site will be viewed from PROW running through the site. Natural England consider this allocation to be major development within the AONB. Priority habitat (deciduous woodland), is present on part of the site. Impact on this habitat needs to be considered as the NPPF requires the conservation, restoration and enhancement of priority habitat. To achieve this aim, appropriate mitigation measures may need to be specified.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	Partial	
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	Impact on CA - Less Than	Any development which impinged on the existing rural views from

Site Selection - Housing

Substantial Harm (Low)

CA would be considered to have a detrimental impact on the special character of the Area. The open and rural nature of this part of the setting would be fundamentally altered. NPPF:LSH.

7 - Archaeology

None

8 - Landscape

AONB

Site is within the High Weald AONB (assessed under criterion 1)

9 - Trees/TPOs

Low/Medium

There are trees within the site and on the boundaries of the site.

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Significant – Uncertain

No obvious access, other than via footpaths near east of Whitemans Green. Access to the site is via a right of way across third party land. Need to be access agreement.

12 - Deliverability

Uncertain developability

Outline submission by landowner with an intention to sell land on. Outline application October 2020. Access to the site is via a right of way across third party land. Need to be access agreement.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

10-15 Minute Walk

15 - Health

10-15 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Cuckfield Neighbourhood Plan
CNP5 - Protect and Enhance the Countryside

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

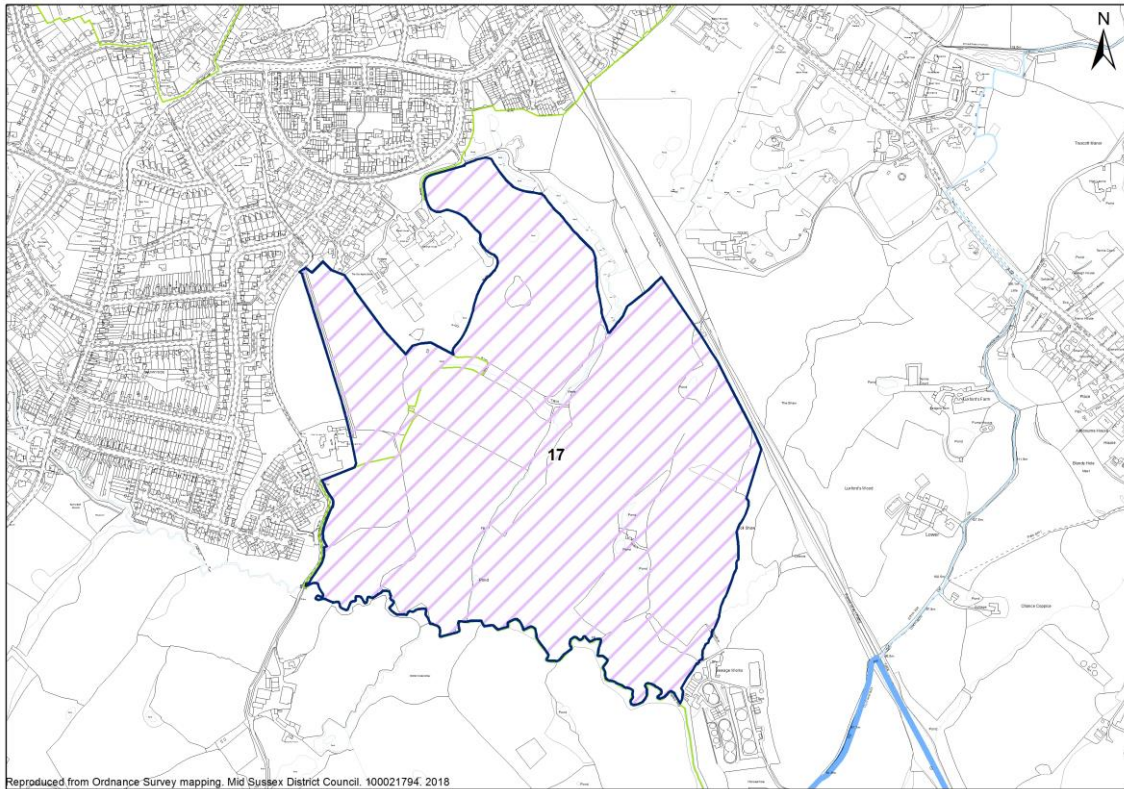
The assessment finds that the site is not suitable for allocation.

Recommendation

Site is not proposed for allocation.

East Grinstead

ID **17** Land adj. Great Harwood Farm House off Harwoods Lane, East Grinstead



Site Details

Units: **300** Site Area (ha): **7.80**

Part 1 - Planning Constraints

1 - AONB

Wholly/most within – High impact

High impact on AONB due to loss of medieval field system, impact on public enjoyment of PROW and potential impact on Ancient Woodland / gill woodland. Main stream / gill runs through centre of the site with tributaries. Land generally slopes down towards the stream from north-west and south-east. One historic farmstead within site (outfarm north east of Great Harwood Farm) and one historic farmstead adjacent to the site (Great Harwoods Farm). Site is most of a medieval farm to the south of a modern estate area of East Grinstead. Historic PROW runs through the site and the ForestWay (disused railway line now used as a PROW) is on the north-east boundary. Linear Ancient Woodland follows the line of the gills and there is a small block of Ancient Woodland in the south-east of the site. Mostly medieval field systems with an area of post-medieval fields in the north of the site (east of the Southern Testing offices). Likely to be views of the site from the PROW and a loss of enjoyment of a countryside outlook from the PROW. Priority habitat (deciduous woodland), is present on part of the site. Impact on this habitat needs to be considered as the NPPF requires the conservation, restoration and enhancement of priority habitat. To achieve this aim, appropriate mitigation measures may need to be specified. Natural England consider this allocation to be major development within the AONB.

2 - Flood Risk

Partial FZ 2/3

A watercourse runs north south through the site but not within a flood zone. Water course along southern boundary within floodzone 2 and 3, although this area could be excluded from developable area.

Site Selection - Housing

3 - Ancient Woodland	Partial	There are pockets of Ancient Woodland throughout the site. Development would need to avoid these areas.
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	Listed building adjacent to the site. No further comments sought.
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Safe access is not available but potential exists to easily gain access. Access could be achieved onto Herontye Drive. Due to the level of development a mini roundabout and traffic calming would be appropriate in Herontye drive. A second point of access would be required and it is difficult to see where this could be provided.
12 - Deliverability	Developable	Site in control of housebuilder. Pre -app Feb 2021. First completions Dec 2024.
13 - Infrastructure	Potential to improve Infrastructure	30ha country park/SANG. Equipped and informal play areas. Off site highway works to bring forward improvements to the local authority network.

Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk
15 - Health	10-15 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Site within area of Countryside Areas of Development Constraint. EG2 - Areas of Development Constraint EG2a - Preventing Coalescence EG5 - Housing	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
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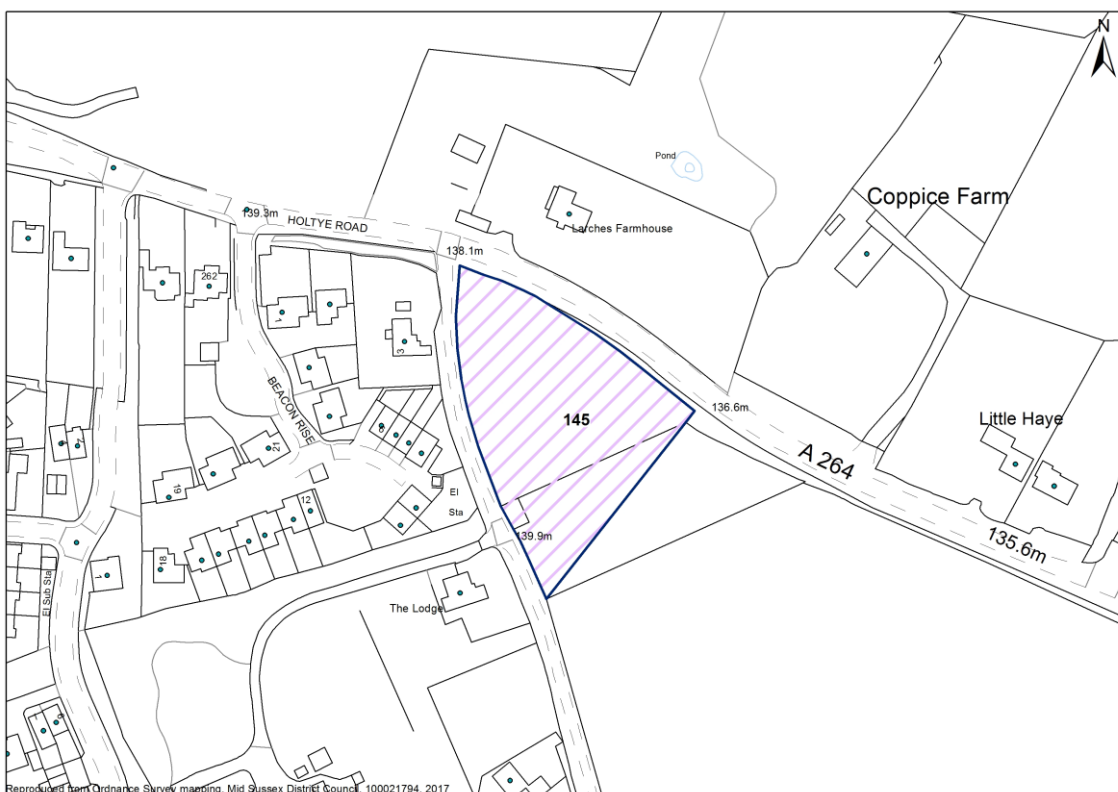
Site Selection - Housing

Recommendation Site is not proposed for allocation.

Site Selection - Housing

East Grinstead

ID **145** Land east of Fairlight Lane, Holtye Road, East Grinstead



Site Details

Units: **13** Site Area (ha): **0.44**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	Moderate impact on AONB due to loss of medieval field system and loss of public enjoyment of PROW. High but relatively flat site. No watercourses mapped. New development to the west. Dispersed development and countryside to east, north and south. Holtye Road is a historic routeway and Fairlight Lane is a historic PROW. No woodland on or adjacent to site. Mature trees on boundary with Holtye Road. Part of a medieval field system. Site will be viewed from PROW but setting of this part of Fairlight Lane is already affected by new development to the west. Nevertheless there will be some loss of enjoyment of countryside outlook as this lane currently forms the boundary of the settlement.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

Site Selection - Housing

10 - Highways

11 - Local Road/Access

Significant - Improve

Safe access is unavailable or affected by severe limitations/restrictions. Access point from Holtye Road or Fairlight Lane.

12 - Deliverability

Reasonable prospect developability

Spoken to local house builder and development company but no option. Would bring forward site after allocation.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - Normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

More than 20 Minute Walk

15 - Health

More than 20 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

Site within area of Countryside Areas of Development Constraint.
EG2 - Areas of Development Constraint
EG5 - Housing

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

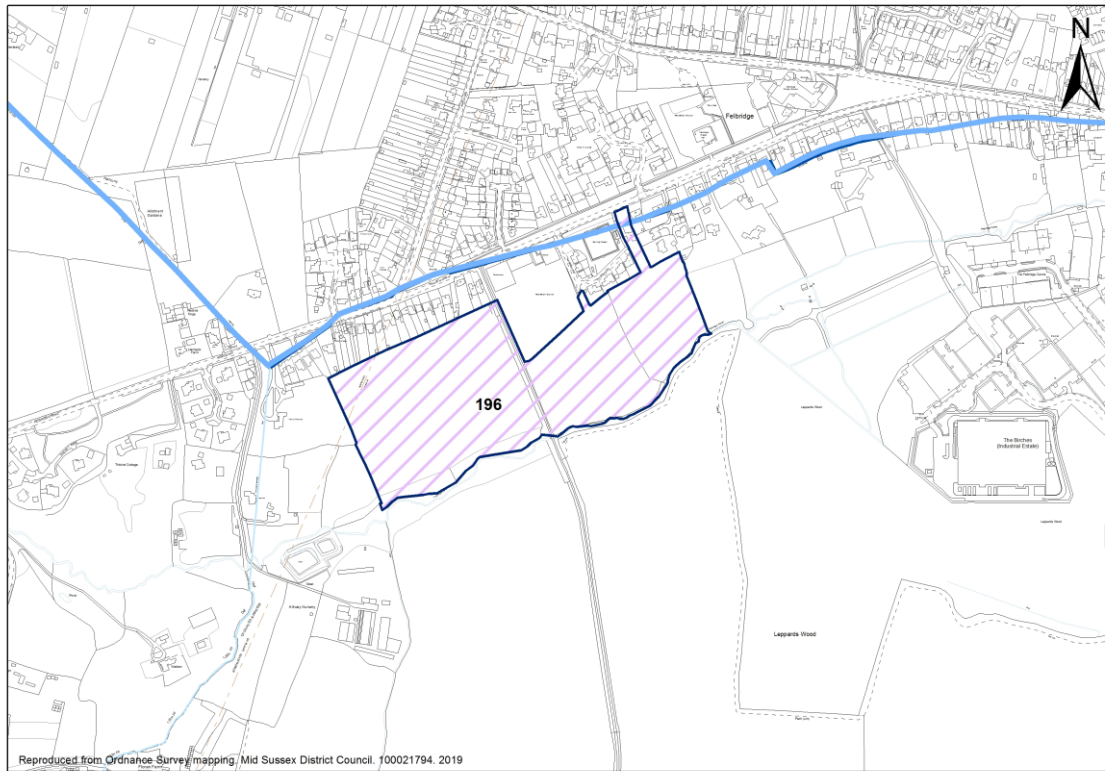
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

East Grinstead

ID **196** Land south of Crawley Down Road, Felbridge



Site Details

Units: **200** Site Area (ha): **6**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	Partial FZ 2/3	The southern boundary of the site is within flood zone 2/3
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	SSSI Adjacent – NE Mitigation	Hedgecourt SSSI Natural England have concerns over the high density of housing south of Felbridge. Hedgecourt SSSI is accessible from the proposed site allocations via a network of Public Rights of Way. In line with paragraph 175 of the NPPF, Mid Sussex District Council should determine if allocations are likely to have an adverse effect (either individually or in combination) on SSSIs. The NPPF states that “if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.” We would be happy to provide further advice if requested, although this may need to be on a cost recovery basis.
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation to take place (geophysical survey, trial trench excavation across an adjoining Roman road alignment) and mitigation strategy arising.
8 - Landscape	Medium	Medium/High capacity identifies a landscape character area that

Site Selection - Housing

has a generally lower sensitivity which could accommodate significant allocations of development but which has specific considerations such as sensitive adjacent character area (e.g. within the AONB), separation between settlements or setting to settlements. The southern boundary of the site may need to be strengthened and any visibility of the site from the south may need to be considered.

9 - Trees/TPOs

None

Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Moderate - Improve

Subject to securing visibility splays across third party land, given assumed similar arrangement with adjacent properties.

12 - Deliverability

Developable

Site in control of housebuilder. Pre app once DPD is adopted. First completions Sept 2022.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - Normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

More than 20 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Fair

There is a requirement for a package of bus priority improvements to bus corridor between East Grinstead and Crawley on the A264 / A22. Also, potential to explore direct peak services from East Grinstead to Gatwick airport or improvement of connecting services to the airport.

Part 4 - Other Considerations

Neighbourhood Plan

Site within area of Countryside Areas of Development Constraint.
EG2 - Areas of Development Constraint
EG2a - Preventing Coalescence
EG5 - Housing

Minerals

No minerals considerations identified.

Waste

No water or wastewater considerations identified

Environmental Health

Potential for contaminated land to be present on site related to past or present land uses within or adjacent to the site

Sustainability Appraisal

The site scores well for in relation to housing but the potential for negative effects are noted in relation to biodiversity and countryside. However, very positive effects are anticipated in relation to regeneration.

Notes

Part 5 - Conclusion

Summary

The site is in close proximity to the Hedgecourt SSSI and Natural England have raised concerns about the potential for adverse effects from additional recreational pressure, though there could be potential to avoid adverse effects through reducing the density of the final scheme. A small area of Flood Zone 3 is present at the south of the site, though this could be incorporated into open space through design and layout. There are no notable heritage constraints and development at the site is not anticipated to have adverse effects on the landscape setting of the village. Key local services, including the local primary school, are within walking distance.

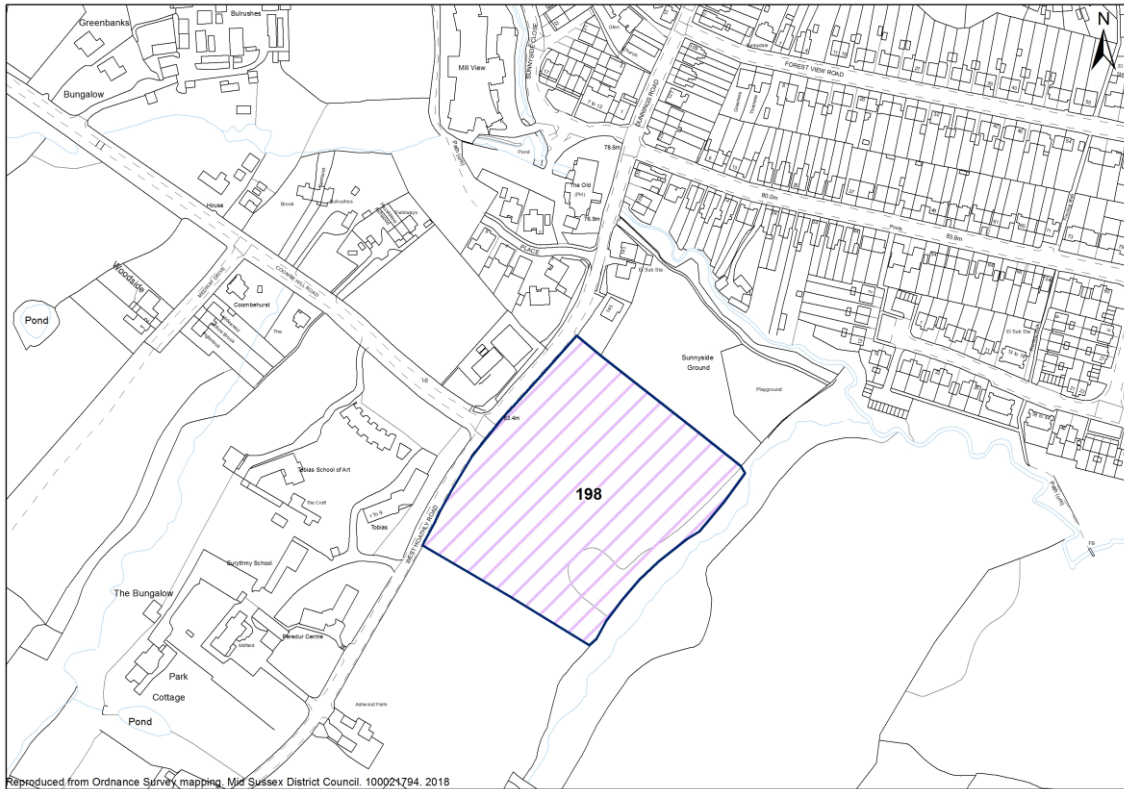
Recommendation

Site is proposed for allocation.

Site Selection - Housing

East Grinstead

ID **198** Land off West Hoathly Road, East Grinstead



Site Details

Units: **45**

Site Area (ha): **1.5**

Part 1 - Planning Constraints

1 - AONB

Wholly within – Moderate Impact

Moderate impact on AONB due to loss of medieval field system, likely form of development would be uncharacteristic of surrounding settlement pattern and potential impact on Ancient Woodland / gill woodland. Reasonably flat field with stream on south-east boundary. Appears on the map to be separated from the settlement by an area of public open space (Sunnyside Ground) although this impression is less on the ground due to frontage development which hides Sunnyside Ground from view. However development around the site is mainly dispersed frontage development whereas this site would be likely to be developed 'in depth' which would appear more urban than its immediate surroundings. West Hoathly Road is a historic routeway. A historic PROW which is part of the High Weald Landscape Trail joins West Hoathly Road opposite the site (Coombe Hill Road). Ancient Woodland follows the stream/gill on the south-east boundary. Part of a medieval field system. The road boundary hedge / trees have been removed so this site is currently highly visible from the road and the PROW opposite. Priority habitat (deciduous woodland), is present on part of the site. Impact on this habitat needs to be considered as the NPPF requires the conservation, restoration and enhancement of priority habitat. To achieve this aim, appropriate mitigation measures may need to be specified.

2 - Flood Risk

None

The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.

Site Selection - Housing

3 - Ancient Woodland	Adjacent	Buffer runs along the south eastern boundary of the site.
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Trees along boundaries of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Safe access to site already exists. Access would be on to the unrestricted section of West Hoathly Road. The required visibility splays of 4.5 x 160 would have a significant impact on the existing hedge and trees. Junction spacing of 70m required with junction opposite. There is no footway on eastern side of road. One would be required to link to existing facilities.
12 - Deliverability	Reasonable prospect developability	Site in control of house builder. Full planning application September 2020. First Completions July 2023.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	15-20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan Site within area of Countryside Areas of Development Constraint. EG1 - High Weald AONB EG2 - Areas of Development Constraint EG2a - Preventing Coalescence EG5 - Housing	Minerals Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes

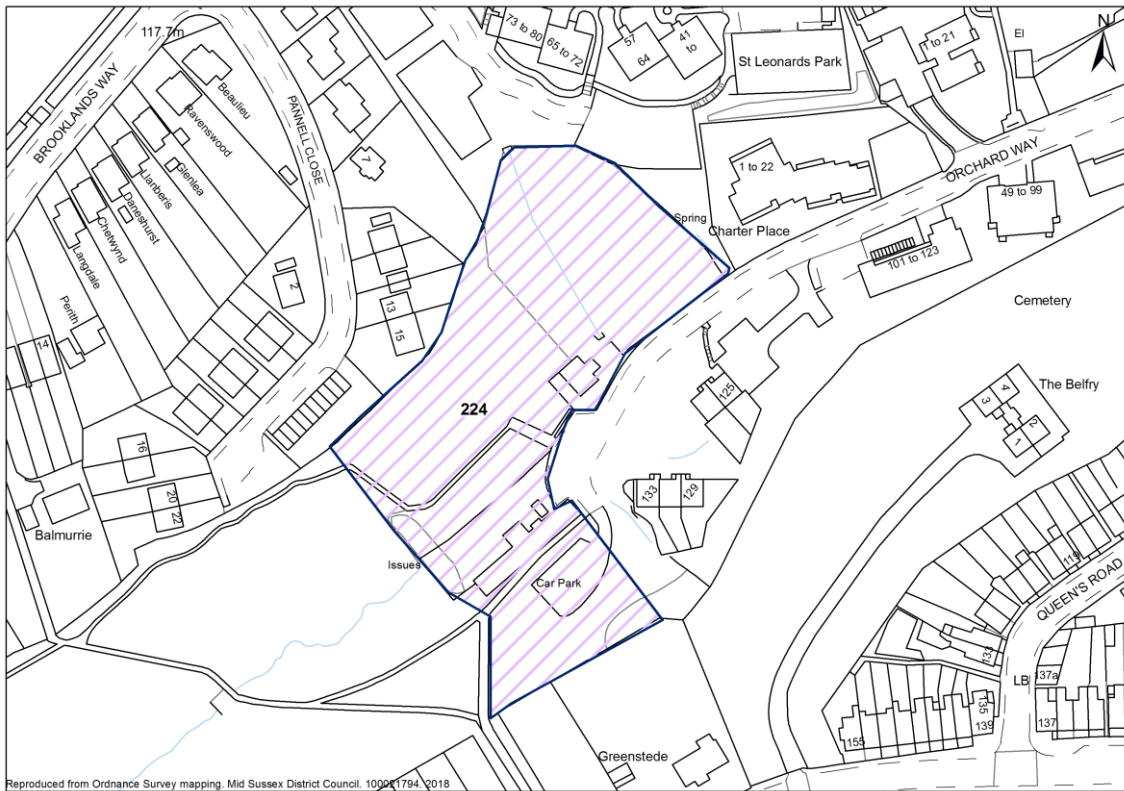
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

East Grinstead

ID **224** Land at Brooklands Park, west of Orchard Way, East Grinstead



Site Details

Units: **15** Site Area (ha): **0.79**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	High	Site in Built Up Area
9 - Trees/TPOs	Low/Medium	Trees on the northern corner of the site, as well as along site boundaries.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Reasonable prospect developability	Available for development.
13 - Infrastructure	Infrastructure capacity	Normal contributions apply.

Part 3 - Sustainability / Access to Services

Site Selection - Housing

14 - Education	10-15 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Excellent

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Within built up area.	Part of site within Brick Clay (Wadhurst) MSA, all of site in Brick Clay MCA.
Waste	Environmental Health
No water or wastewater considerations identified	No environmental health considerations identified.
Sustainability Appraisal	Notes
Uncertain effects on the housing SA objective are anticipated on the basis that it is uncertain whether the site can achieve its full indicative yield. However, the site performs well in relation to the social SA objectives and very well in relation to regeneration. However, as the site is greenfield it performs poorly in relation to land use.	

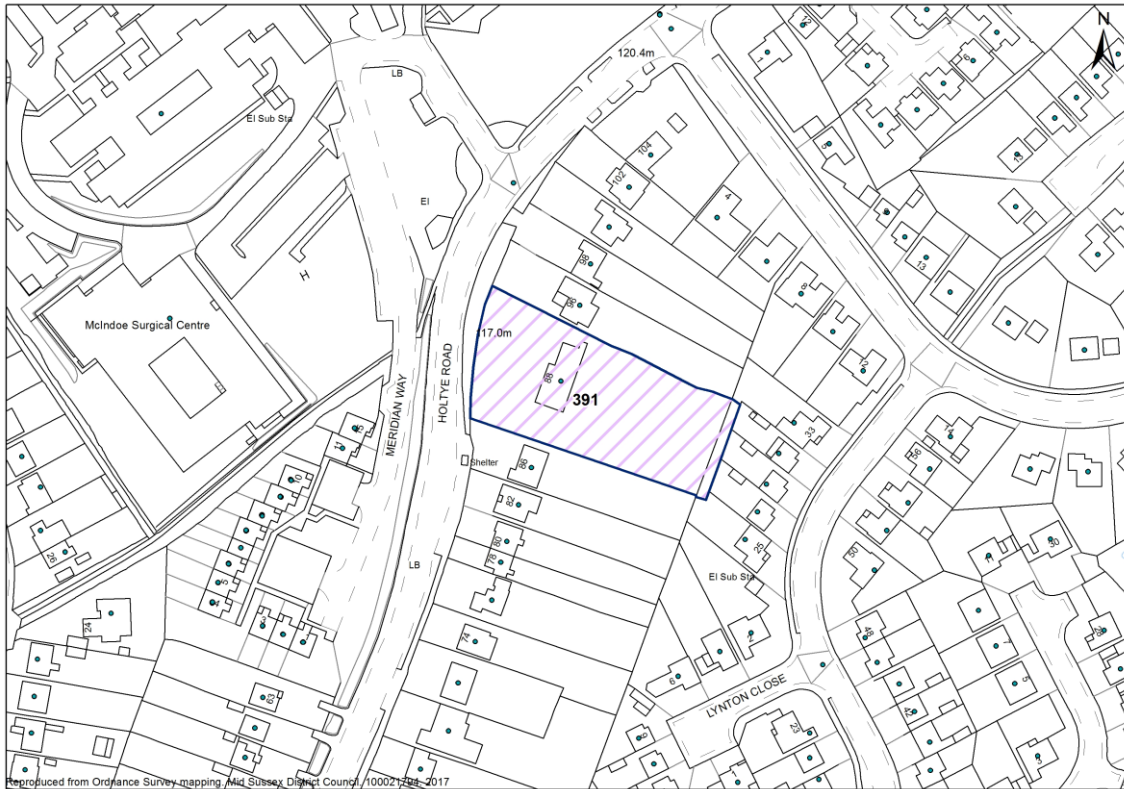
Part 5 - Conclusion

Summary	The site performs well in the assessment, relating well to the existing built area of East Grinstead and being notably free of biodiversity, heritage, landscape and access constraints. The site is in close proximity to existing services and facilities at East Grinstead and has excellent public transport connections. However, an extensive area of surface water flood risk within the site is considered likely to reduce the potential yield on site to the extent that it is considered that the small areas free of flood risk could come forward as windfall rather than through allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

East Grinstead

ID **391** **88 Holtye Road, East Grinstead**



Site Details

Units: **6** Site Area (ha): **0.08**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	High	Not assessed. The site is within the built-up area of the town.
9 - Trees/TPOs	Low/Medium	Numerous trees within the site although not protected.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Site access could be provided for this site on Holtye Road, subject to obtaining visibility in line with DMRB standards.
12 - Deliverability	Uncertain developability	Advised to pursue through planning application.
13 - Infrastructure	Infrastructure capacity	Assumed normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education **Less Than 10 Minute Walk**

Site Selection - Housing

15 - Health	10-15 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan

Within built up area.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

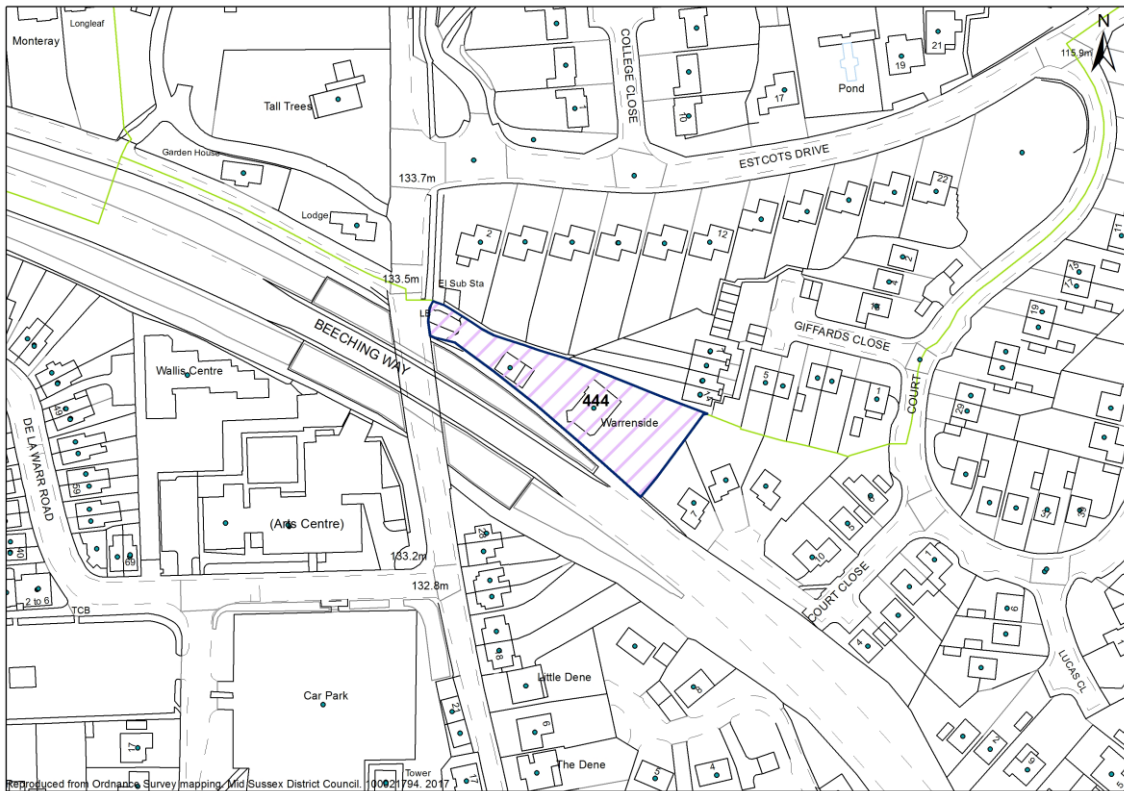
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

East Grinstead

ID **444** **Warrenside, College Lane, East Grinstead**



Site Details

Units: **14** Site Area (ha): **0.17**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	High	Not assessed. Site is within built up area.
9 - Trees/TPOs	Low/Medium	Number of trees along site boundaries and within site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Uncertain developability	No developer questionnaire. Previous planning permission lapsed.
13 - Infrastructure	Infrastructure capacity	NO Developer Questionnaire, assumed normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	Less Than 10 Minute Walk

Site Selection - Housing

16 - Services

10-15 Minute Walk

17 - Public Transport

Good

Part 4 - Other Considerations

Neighbourhood Plan

Within built up area.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

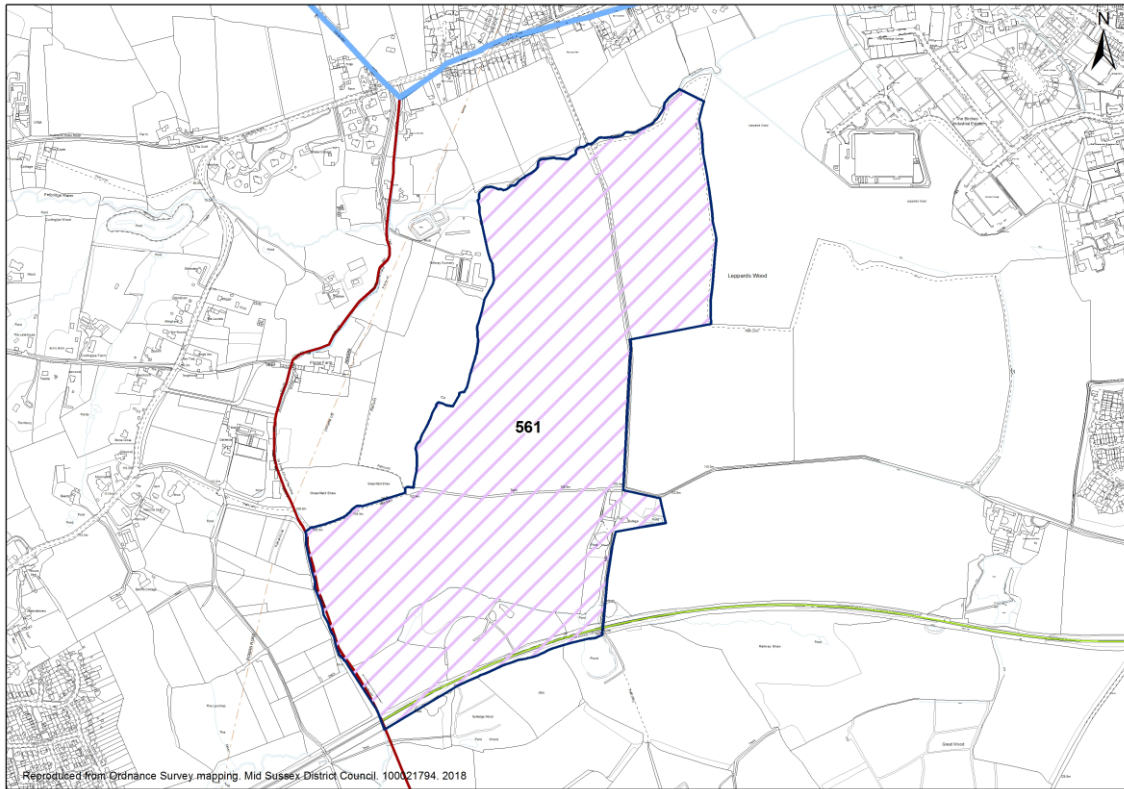
The assessment finds that the site is not suitable for allocation.

Recommendation

Site is not proposed for allocation.

East Grinstead

ID **561** Land to the west of East Grinstead (land at Imberhorne Farm)



Site Details

Units: **2100** Site Area (ha): **70**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	Partial	Area of Ancient Woodland on the southern side of the site.
4 - SSSI/SNCI/LNR	SSSI Adjacent – NE Mitigation	<p>Hedgecourt SSSI</p> <p>Natural England have concerns over the high density of housing south of Felbridge. Hedgecourt SSSI is accessible from the proposed site allocations via a network of Public Rights of Way. In line with paragraph 175 of the NPPF, Mid Sussex District Council should determine if allocations are likely to have an adverse effect (either individually or in combination) on SSSIs. The NPPF states that “if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.” We would be happy to provide further advice if requested, although this may need to be on a cost recovery basis.</p> <p>The LWS adjacent to the site is an important recreational route and therefore consideration needs to be given to additional recreational disturbance to its habitats. We are unable to advise you on specific impacts as we have no details of the scale or type of proposed development consider further impacts of disturbance of the LWS and Ancient woodland arising from people and domestic pets, connectivity, light and noise pollution, appropriate buffer and cumulative impact.</p>

Site Selection - Housing

5 - Listed Buildings	Listed Building - Less Than Substantial Harm (High)	Gullege Farm, the isolated farmstead has historically had a rural setting and continues to do so today. The introduction of substantial housing development would have a fundamental impact on the character of that setting and would detract from the way in which the historic farmstead is appreciated. NPPF:LSH, HIGH. Imberhorne Farm and Imberhorne Cottages, the currently rural setting of both buildings within the Imberhorne farmstead informs the understanding of their past function and therefore contributes positively to their special interested. Development would adversely affect the manner in which the special interest of the two listed buildings within their rural setting is appreciated. NPPF:LSH,LOW.
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6 - Conservation Area	None	There are no conservation areas within or adjacent to the site.
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7 - Archaeology	None
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8 - Landscape	Medium	Medium/High capacity identifies a landscape character area that has a generally lower sensitivity which could accommodate significant allocations of development but which has specific considerations such as sensitive adjacent character area (e.g. within the AONB), separation between settlements or setting to settlements. A site of this size would need a detailed assessment of landscape impact both character and visual impact. Impact on the ancient woodland to the north-east of the site would need to be considered further.
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9 - Trees/TPOs	Low/Medium	Trees along boundaries and within site.
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Part 2 - Deliverability Considerations

10 - Highways		
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11 - Local Road/Access	Severe	Safe access is unavailable or affected by severe limitations/restrictions.
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12 - Deliverability	Uncertain developability	Site not being promoted for development through Site Allocations Document.
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13 - Infrastructure	Infrastructure capacity	N/A
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Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk
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15 - Health	More than 20 Minute Walk
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16 - Services	10-15 Minute Walk
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17 - Public Transport	Fair
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Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Site within area of Countryside Areas of Development Constraint. EG2 - Areas of Development Constraint EG5 - Housing	Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Site Selection - Housing

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

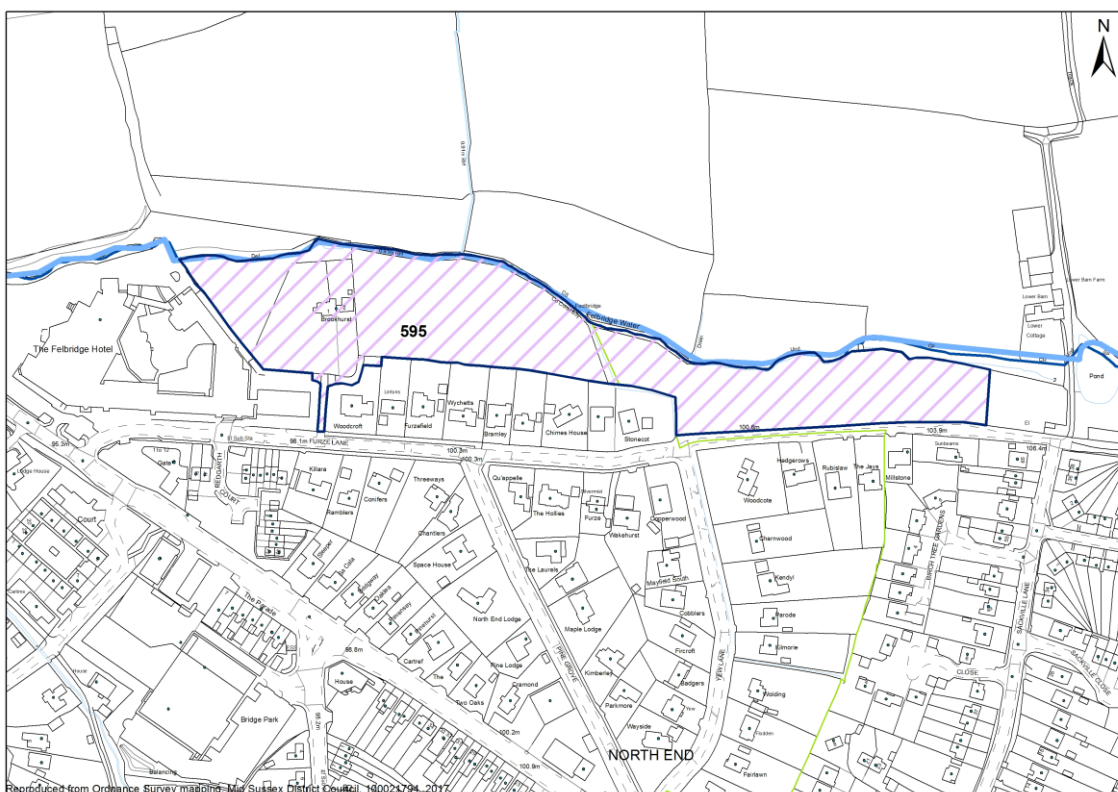
The assessment finds that the site is not suitable for allocation.

Recommendation

Site is not proposed for allocation.

East Grinstead

ID **595** Land at Brookhurst, Furze Lane, East Grinstead



Site Details

Units: **30** Site Area (ha): **1**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to historic building assessment and findings thereof. Historic building assessment
8 - Landscape	Medium	Further assessment required to establish landscape impact, particularly any visibility of the site from the north. The land to the north in Tandridge District may also be Green Belt. The boundaries to the site would need to be considered further.
9 - Trees/TPOs	Low/Medium	Trees along the boundaries of the site and the eastern end.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	The number of dwellings that can be provided would need to consider the private nature of Furze Lane and below standard visibility. It may be feasible to introduce more than 6 dwellings on the site. A lower standard of visibility is unlikely to cause safety

Site Selection - Housing

concerns due to the low vehicular flows and speeds anticipated on Furze Lane. Technical assessment on refuse and servicing would be required at the site.

12 - Deliverability

13 - Infrastructure

Part 3 - Sustainability / Access to Services

14 - Education 10-15 Minute Walk

15 - Health More than 20 Minute Walk

16 - Services Less Than 10 Minute Walk

17 - Public Transport Fair

Part 4 - Other Considerations

Neighbourhood Plan

Site within area of Countryside Areas of Development Constraint.
EG2 - Areas of Development Constraint
EG5 - Housing

Minerals

No minerals considerations identified.

Waste

May require reinforcement of the sewerage network

Environmental Health

No environmental health considerations identified.

Sustainability Appraisal

The site performs strongly in relation to housing, the social SA objectives and regeneration, though is anticipated to have a minor negative effects on land use and countryside.

Notes

Green Belt boundary is adjacent to the northern boundary of the site.

Part 5 - Conclusion

Summary

The linear form of the site and areas of high surface water flood risk within the site are considered to reduce to potential yield. Additionally, the yield may be reduced further by constraints associated with limited access to the site from Furze Lane. In this context the final yield on site is considered likely to be below the threshold for allocation, though the site may have potential to come forward as windfall development.

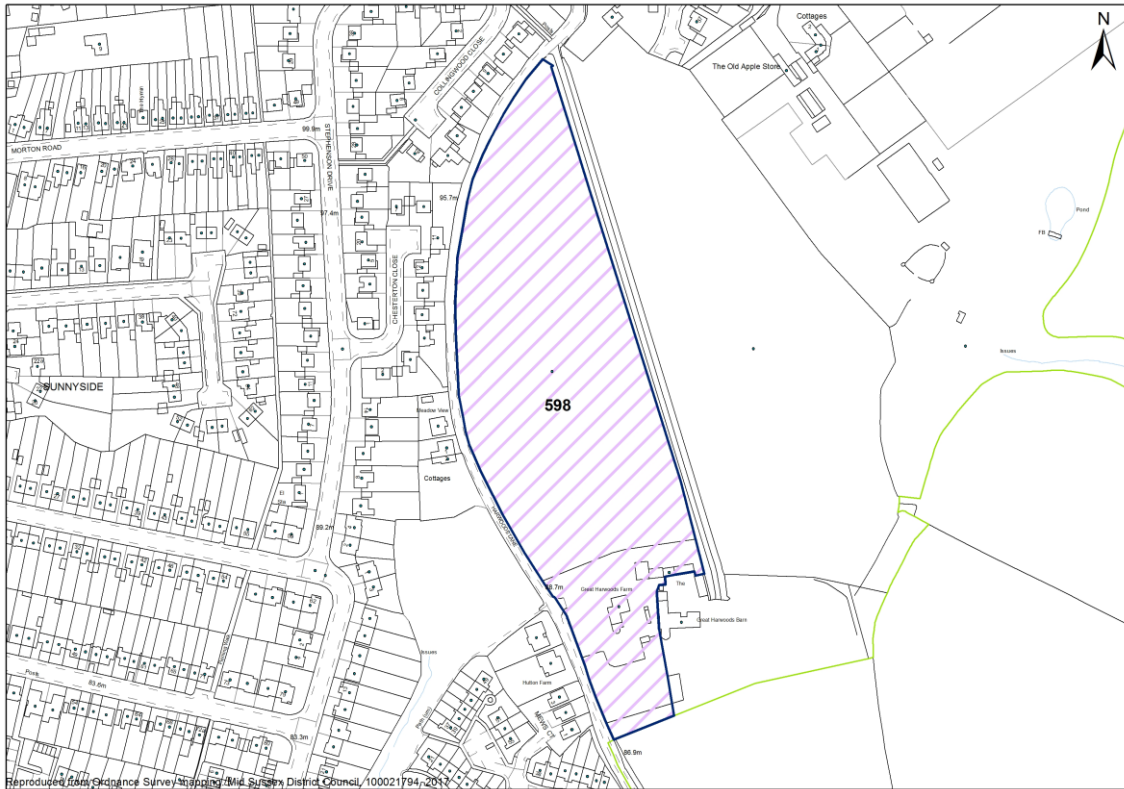
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

East Grinstead

ID **598** Land south of Edinburgh Way, East Grinstead



Site Details

Units: **60** Site Area (ha): **2**

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	High impact on AONB due to loss of medieval field system, impact on public enjoyment of PROW, impact on setting of a historic farmstead and impact on Harwoods Lane. Flat but high site with no watercourses mapped. Includes Great Harwood Farm, which is a historic farmstead. Site is to the south of a modern estate area of East Grinstead. Site accessed via Harwoods Lane, which is a historic routeway and very narrow. Historic PROW runs partly within and partly to the east of the site. Part of a medieval field system. Will be views of the site from the PROW and a loss of enjoyment of a countryside outlook from the PROW.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	Further comments sought.
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

Site Selection - Housing

10 - Highways

11 - Local Road/Access

Significant – Uncertain

Safe access is unavailable or affected by severe limitations/restrictions. The site is likely to be accessed from Harwoods Lane which is rural in character. Further evidence required to demonstrate suitable access can be provided.

12 - Deliverability

13 - Infrastructure

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

10-15 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Site within area of Countryside Areas of Development Constraint.
EG1 - High Weald AONB
EG2 - Areas of Development Constraint
EG2a - Preventing Coalescence
EG5 - Housing

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

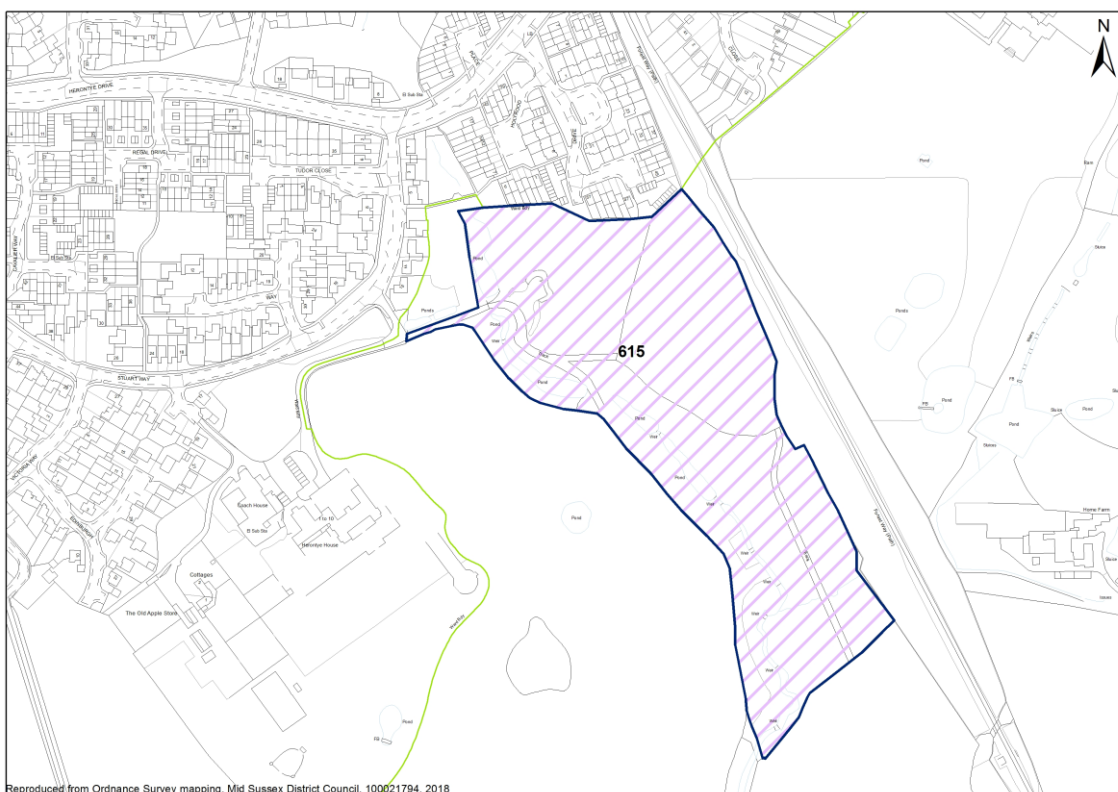
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

East Grinstead

ID **615** Land east of Stuart Way, East Grinstead



Site Details

Units: **150** Site Area (ha): **5**

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	High impact on AONB due to loss of medieval field system and impact on woodland including Ancient Woodland. Stream on south-west boundary and sandstone outcrop at northern end of site. Site is to the south of a modern estate area of East Grinstead. ForestWay (disused railway line now used as a PROW) is on the north-east boundary. Partly wooded site with some Ancient Woodland. Part of a medieval field system. ForestWay has thick tree cover on both sides so may only have limited views of the site in spite of its proximity. Natural England consider this allocation to be major development within the AONB. Priority habitat (deciduous woodland), is present on part of the site. Impact on this habitat needs to be considered as the NPPF requires the conservation, restoration and enhancement of priority habitat. To achieve this aim, appropriate mitigation measures may need to be specified.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	Significant	The north western end of the site is covered by Ancient Woodland. This will impact on access into the site being achieved without the loss of significant tracts of Ancient Woodland.
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site

Site Selection - Housing

7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Large part of the central and southern parts of site are covered by trees.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Severe	Safe access is unavailable or affected by severe limitations/restrictions. Restricted by ancient woodland/ topography, water features.
12 - Deliverability	Uncertain developability	Not in control of housebuilder, no agent promoting. No anticipated timescale for delivery.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	10-15 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan Site within area of Countryside Areas of Development Constraint. EG1 - High Weald AONB EG2 - Areas of Development Constraint EG2a - Preventing Coalescence EG5 - Housing	Minerals Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes

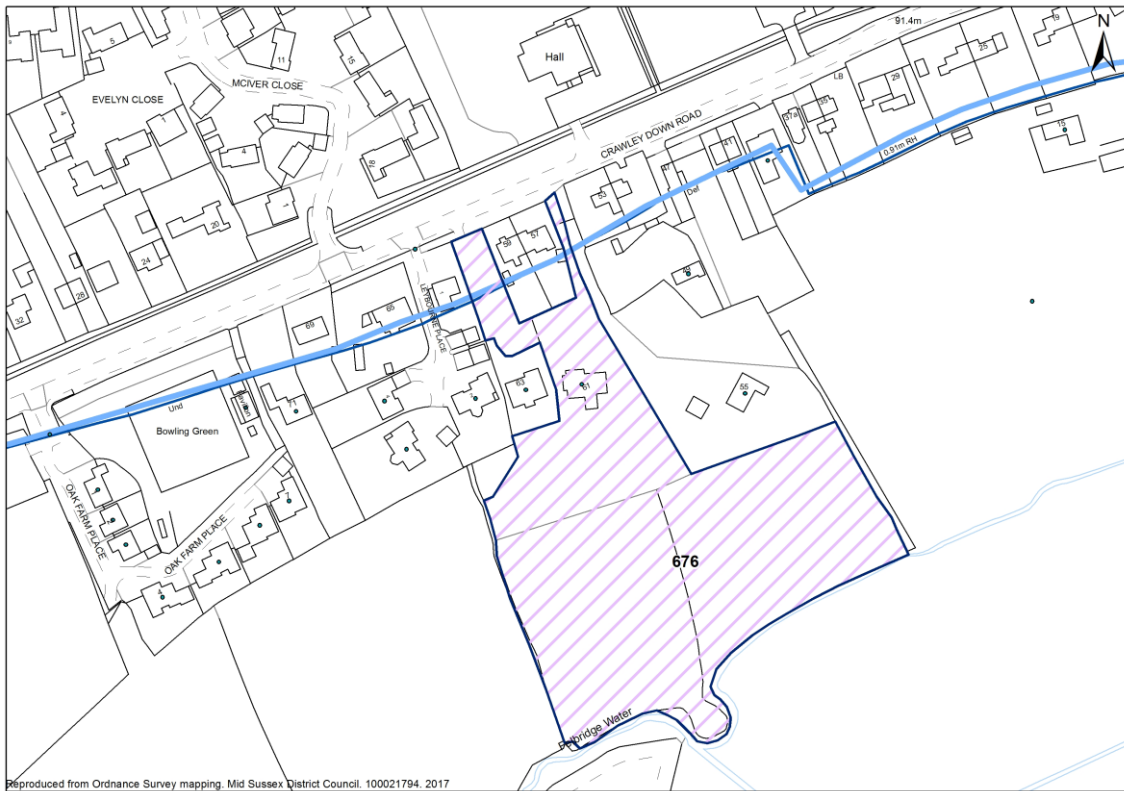
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

East Grinstead

ID **676** Land south of 61 Crawley Down Road, Felbridge



Site Details

Units: Site Area (ha):

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	Partial FZ 2/3	Very small area on the south western corner of the site.
3 - Ancient Woodland	15m Buffer only	
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation to take place (geophysical survey, LiDAR survey information (if available from Environment Agency) for tree covered area, and mitigation strategy arising)
8 - Landscape	Medium	A rating of Medium identifies a landscape character area with the capacity for limited development, in some parts of the character areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Significant – Uncertain	Site now likely to be brought forward with site to east 197. Access

Site Selection - Housing

to this site is currently at appeal within Tandridge. This make access uncertain.

12 - Deliverability

Reasonable prospect developability

Current option to expire early 2019. Discussion with adjacent developer.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire- normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

More than 20 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Site within area of Countryside Areas of Development Constraint.

EG2 - Areas of Development Constraint

EG2a - Preventing Coalescence

EG5 - Housing

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

Recommendation

Site is not proposed for allocation.

Site Selection - Housing

East Grinstead

ID **Overshaw Cottage, Lewes Road, East Grinstead**



Site Details

Units: Site Area (ha):

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	High	Not assessed. Site is within built up area of town.
9 - Trees/TPOs	Low/Medium	Trees within the site and on the boundaries.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Uncertain developability	Promotion of site speculative, appears no agreement from land owner.
13 - Infrastructure	Infrastructure capacity	No Developer Questionnaire - normal contribution apply.

Part 3 - Sustainability / Access to Services

14 - Education

Site Selection - Housing

15 - Health	More than 20 Minute Walk
16 - Services	More than 20 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan

Within built up area.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

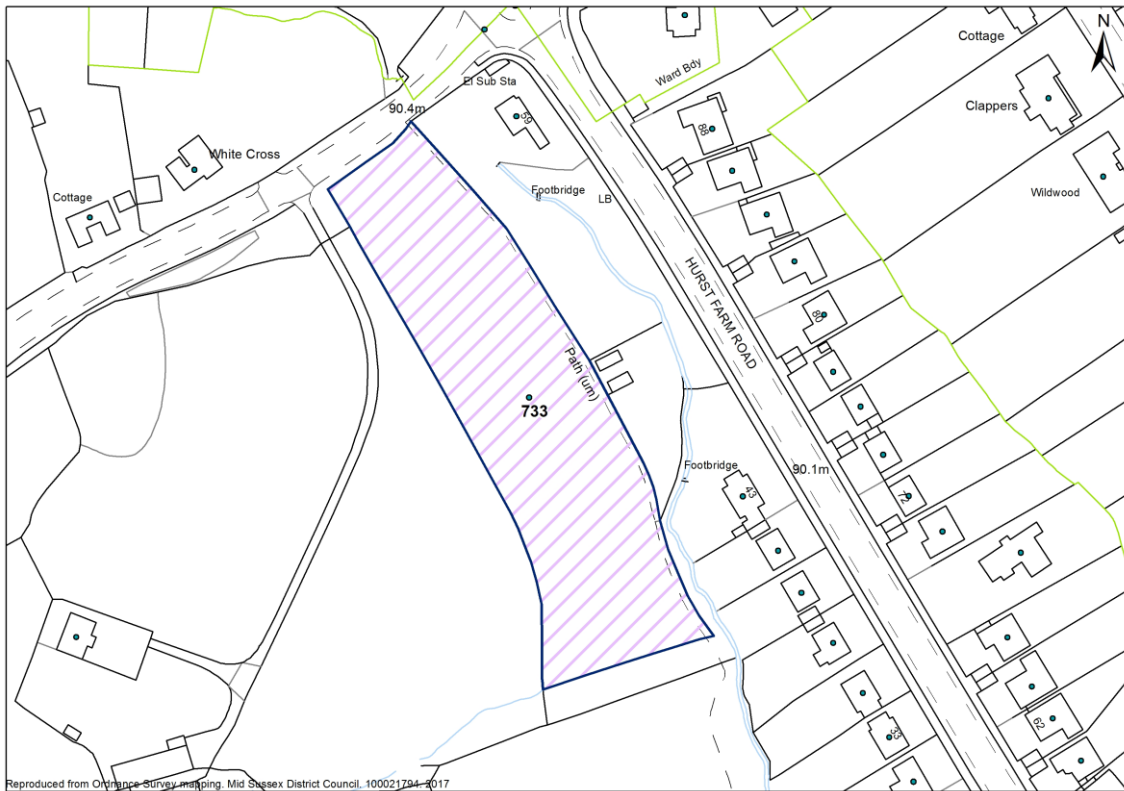
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

East Grinstead

ID **733** Land between 43 and 59 Hurst Farm Road, East Grinstead



Site Details

Units: **11** Site Area (ha): **0.40**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	Moderate impact on AONB due to loss of enjoyment of a countryside outlook from the PROW. Site is in a valley with a stream to the north-east. Site abuts modern development along Hurst Farm Road. To the south-west is much more dispersed development and open countryside. Land to the north-west on the opposite side of Turners Hill Road at Hill House Farm has recently been granted planning permission for circa 200 homes. A recent appeal for 11 units on this site (DM/17/3008) found that “the appeal site contributes to the context of the wider countryside rather than that of the adjacent urban area. Its enclosed nature reflects that of other parcels of land surrounding by trees or hedgerows within the wider area of the countryside”. Turners Hill Road is a historic route way and there is a historic PROW on the north-east boundary of the site which forms part of the High Weald Landscape Trail. There is no woodland on or near the site but there is a mature tree belt along the south-west boundary. Part of a post-medieval field system. Will be views of the site from the PROW and a loss of enjoyment of a countryside outlook from the PROW.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site

Site Selection - Housing

5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Trees within the site, along the western boundary of the site in particular.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Safe access is not available but potential exists to easily gain access
12 - Deliverability		
13 - Infrastructure		

Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk
15 - Health	10-15 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Excellent

Part 4 - Other Considerations

Neighbourhood Plan Site within area of Countryside Areas of Development Constraint. EG1 - High Weald AONB EG2 - Areas of Development Constraint EG2a - Preventing Coalescence EG5 - Housing	Minerals Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes

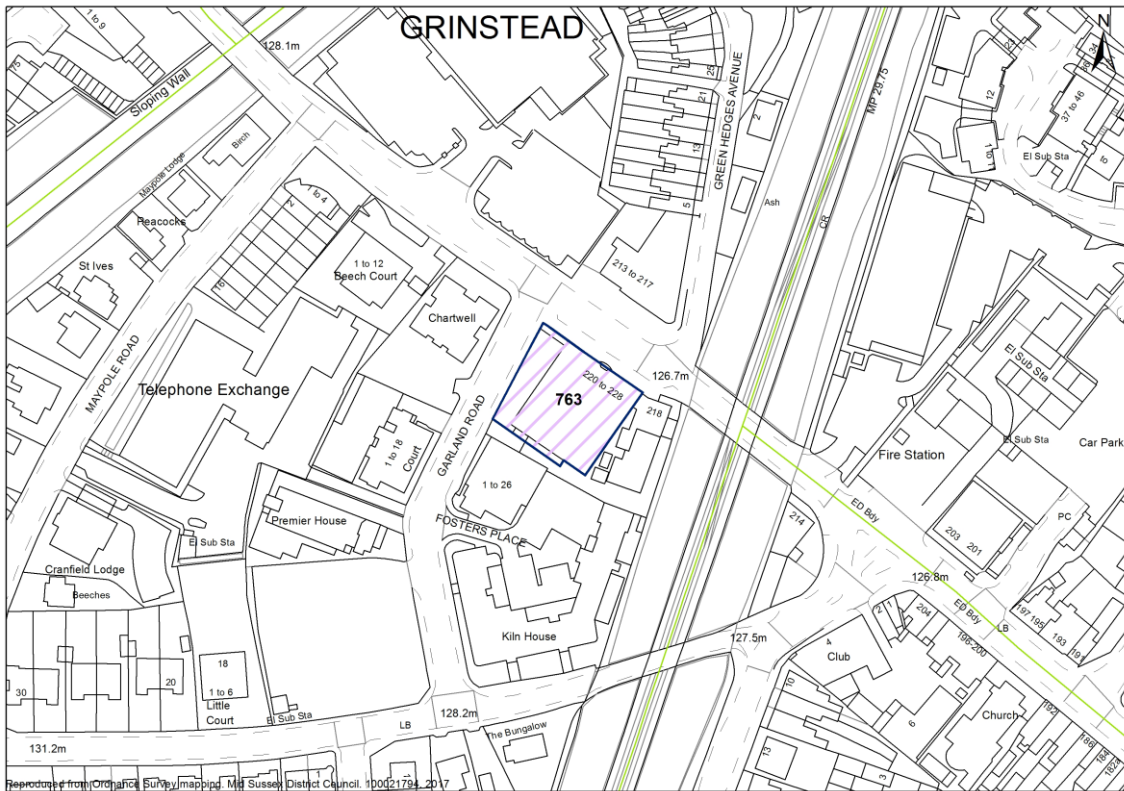
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

East Grinstead

ID **763** Carpet Right, 220 - 228 London Road, East Grinstead



Site Details

Units: **24** Site Area (ha): **0.14**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	High	Not assessed. The site is not within built up area.
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Reasonable prospect developability	There is no house builder or option agreement in place. It is anticipated that site will become vacant in May 2019. Pre - app expected Q1 2019.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

Site Selection - Housing

14 - Education	Less Than 10 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Excellent

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Within built up area.	No minerals considerations identified.
Waste	Environmental Health
No water or wastewater considerations identified	Potential for contaminated land to be present on site related to past or present land uses within or adjacent to the site.
Sustainability Appraisal	Notes
Uncertain effects on the housing SA objective are anticipated on the basis that it is uncertain whether the site can achieve its full indicative yield. However, the site performs well in relation to the social SA objectives and very well in relation to regeneration. The site performs very strongly in relation to land use and regeneration as developmen will make efficient use of a previously developed site in the urban area.	

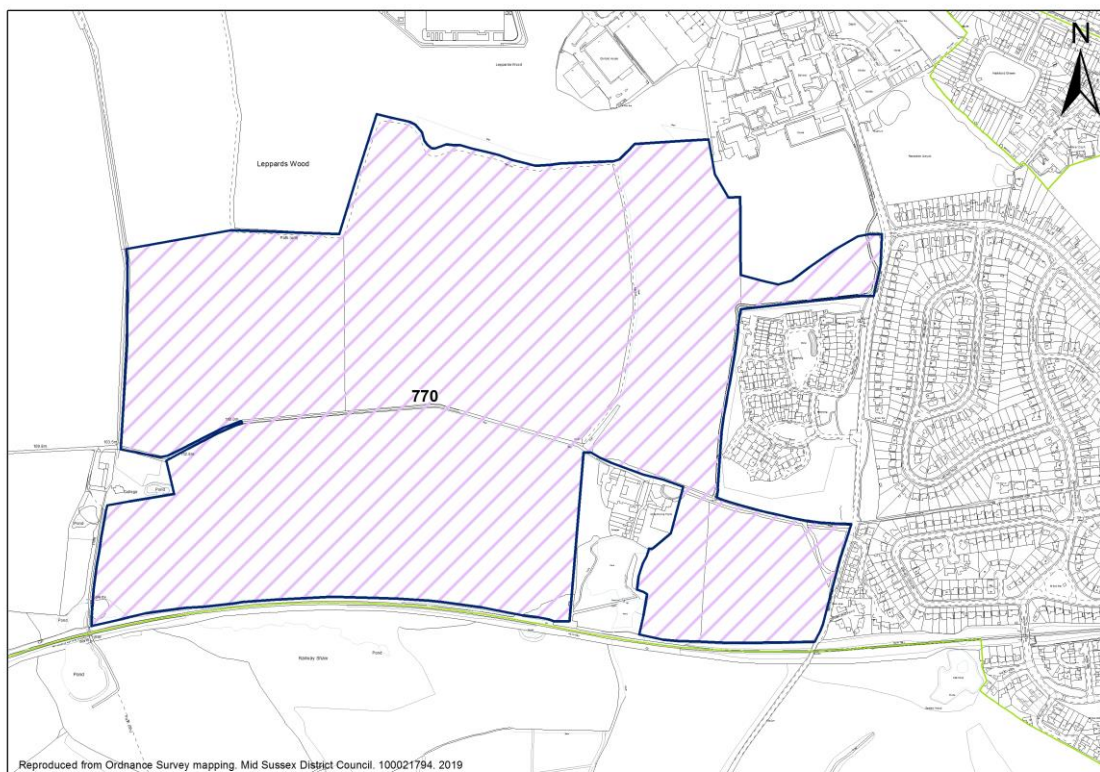
Part 5 - Conclusion

Summary	The site is brownfield and in a sustainable location close to services, facilities and public transport. Consequently it performs well in the assessment and the SA. However, the potential yield is considered likely to be significantly reduced in light of potential for harm to neighbouring residential amenity from high density development on site. In this context the site's location and small size are considered to mean that allocation is unnecessary to achieve policy compliant development and that it is more suitable to come forward as windfall.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

East Grinstead

ID **770** Land south and west of Imberhorne Upper School, Imberhorne Lane, East Grinstead



Site Details

Units: **550** Site Area (ha): **64.8**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	15m Buffer only	Buffer areas along some site boundaries.
4 - SSSI/SNCI/LNR	SSSI Adjacent – NE Mitigation	<p>Hedgecourt SSSI</p> <p>Natural England have concerns over the high density of housing south of Felbridge. Hedgecourt SSSI is accessible from the proposed site allocations via a network of Public Rights of Way. In line with paragraph 175 of the NPPF, Mid Sussex District Council should determine if allocations are likely to have an adverse effect (either individually or in combination) on SSSI's. The NPPF states that "if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused." We would be happy to provide further advice if requested, although this may need to be on a cost recovery basis.</p> <p>The LWS adjacent to the site is an important recreational route and therefore consideration needs to be given to additional recreational disturbance to its habitats. We are unable to advise you on specific impacts as we have no details of the scale or type of proposed development consider further impacts of disturbance of the LWS and Ancient woodland arising from people and domestic pets, connectivity, light and noise pollution, appropriate buffer and cumulative impact.</p>

Site Selection - Housing

		<p>This site is adjacent to the Worth Way. The SHELAA should be redrawn to remove the section of LWS. The site is an important recreational route and therefore consideration needs to be given to additional recreational disturbance to its habitats. Further consideration be given to impacts of disturbance on LWS and Ancient Woodland from people and pets, impacts on connectivity, impacts of light and noise pollution, need for Ancient Woodland buffer. Cumulative impact with SHELAA 686 and 561.</p>
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (High)	<p>Gullege Farm, Imberhorne Lane</p> <p>This isolated farmstead has historically had a rural setting and continues to do so today. The introduction of a substantial housing development to the north, east and south of the listed manor house would have a fundamental impact on the character of that setting and would detract from the way in which the special interest of this Grade II listed rural manor house and the of the historic farmstead is appreciated.</p> <p>NPPF: LSH, high</p> <p>Imberhorne Farm and Imberhorne Cottages</p> <p>In its original incarnation Imberhorne Cottages was probably constructed as a dwelling providing accommodation between London and Lewes, on Lewes Priory lands. It may have acted as the manor house to the substantial manor of Imberhorne, which was owned by the Priory. It seems likely that the building became farm cottages when the new farmhouse (Imberhorne) was constructed in the early 19th century. The currently rural setting of both buildings within the Imberhorne farmstead informs an understanding of their past function and therefore contributes positively to their special interest.</p> <p>The proposed development site would engulf the farmstead to the west, north and east and would have a fundamental impact on the character of the greater part of its existing of rural setting and on views from both listed buildings. It would adversely affect the manner in which the special interest of the two listed buildings within their rural setting is appreciated, including by those passing along the PROW to the north of the farmstead.</p> <p>NPPF: LSH, high</p>
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: geophysical survey: appropriate archaeological mitigation arising from results.
8 - Landscape	Medium/High	
9 - Trees/TPOs	Low/Medium	Various trees across the site.
Part 2 - Deliverability Considerations		
10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Developable	Housebuilder in control of the site. Outline application August 2019. First completions December 2021.
13 - Infrastructure	Potential to improve Infrastructure	Land for early years and primary school (2FE) provision. Land for expansion of Imberhorne Secondary School. C.36ha of formal and informal open space and onsite SANG. Land for GP surgery. Care

Site Selection - Housing

village / housing for older people and mixed use hub.

Part 3 - Sustainability / Access to Services

14 - Education	Onsite	"There is a requirement for a package of bus priority improvements to bus corridor between East Grinstead and Crawley on the A264 / A22. Also, potential to explore direct peak services from East Grinstead to Gatwick airport or improvement of connecting services to the airport. There is a requirement for access link into Worth Way cycle/pedestrian path (Three Bridges – East Grinstead). This will involve construction of a graded ramp down the side of the former railway cutting, the main path runs along the disused trackbed. Also, improvements to the link from the Worth Way into East Grinstead where it passes the rail station (dismount section over path/footbridge from station car park to front of station).
15 - Health	More than 20 Minute Walk	
16 - Services	10-15 Minute Walk	
17 - Public Transport	Fair	

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Site within area of Countryside Areas of Development Constraint. EG2 - Areas of Development Constraint EG5 - Housing	No minerals considerations identified.
Waste	Environmental Health
Development at the site may require reinforcement of the sewerage network.	Potential for contaminated land to be present on site related to past or present land uses within or adjacent to the site
Sustainability Appraisal	Notes
The site scores very positively in relation to the housing SA objective and positively in relation to education and retail on the basis of its urban location close to services and facilities. However, the site is a large greenfield site and scores poorly in relation to land use. Although biodiversity constraints are identified there could be potential to seek a net gain through development.	

Part 5 - Conclusion

Summary	The site is large and offers considerable development potential, though would need to incorporate landscape buffering and open space to soften potential adverse effects on the adjacent SSSI and the nearby listed Gullege Farm. Adjacent ancient woodland would also require at least a 15m buffer. These constraints are considered to be avoidable or mitigatable through design and layout of the final scheme. Input from the Highways Authority has identified potential for for delivering new cycle and pedestrian links to the existing pathway in the former railway cutting adjacent to the site, whilst the site could also benefit from and increase the business case for potential bus service improvements locally. The site could deliver a new school and new healthcare and offers walkable access to existing local services.
Recommendation	Site is proposed for allocation.

Site Selection - Housing

East Grinstead

ID Cedar Lodge, Hackenden Lane, East Grinstead



Site Details

Units: Site Area (ha):

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	Adjacent	Ancient woodland is adjacent to the east
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	High	Not assessed. Residential property on edge of built up area.
9 - Trees/TPOs	Low/Medium	Number of trees within and along the site boundaries.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Safe access is not available but potential exists to easily gain access
12 - Deliverability	Uncertain developability	No DQ. Recent appeal decision not deliverable
13 - Infrastructure	Infrastructure capacity	No Developer Questionnaire. Assumed normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	More than 20 Minute Walk

Site Selection - Housing

16 - Services More than 20 Minute Walk

17 - Public Transport Poor

Part 4 - Other Considerations

Neighbourhood Plan

Site within area of Countryside Areas of Development Constraint.
EG2 - Areas of Development Constraint
EG5 - Housing

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

Recommendation

Site is not proposed for allocation.

Site Selection - Housing

East Grinstead

ID **847** East Grinstead Police Station, College Lane, East Grinstead



Site Details

Units: **22** Site Area (ha): **0.42**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Low)	The Estcots and East Court Conservation Area is nearby and could have potential to be affected by development at the site.
7 - Archaeology	None	
8 - Landscape	Low/Medium	Adjacent to built up area. This site is adjacent to the strategic East Court & Ashplats Wood SANG. Will need to consider the SANG objectives and management.
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Reasonable prospect developability	Site is not in control of housebuilder. Initial feasibility work has been undertaken. Full planning application expected December 2019.

Site Selection - Housing

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

10-15 Minute Walk

16 - Services

10-15 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Site within area of Countryside Areas of Development Constraint.
EG2 - Areas of Development Constraint
EG5 - Housing

Minerals

No minerals considerations identified.

Waste

Development at the site may require reinforcement of the sewerage network

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Positive effects on the housing SA objective are anticipated on the basis that it is uncertain whether the site can achieve its full indicative yield. However, the site performs well in relation to the social SA objectives and very well in relation to regeneration. The site performs very strongly in relation to land use and regeneration as development will make efficient use of a previously developed site in the urban area.

Notes

Part 5 - Conclusion

Summary

The site is within the built area of East Grinstead, giving it low landscape sensitivity and good accessibility to a range of services, facilities and public transport options. Additionally, the assessment finds the site is free of notable biodiversity, heritage, flood risk and access constraints. There is potential for additional recreational pressure on the adjacent strategic SANG site, though the relatively low level of growth proposed is considered likely to be absorbed without adverse effects. The site performs strongly against the SA objectives.

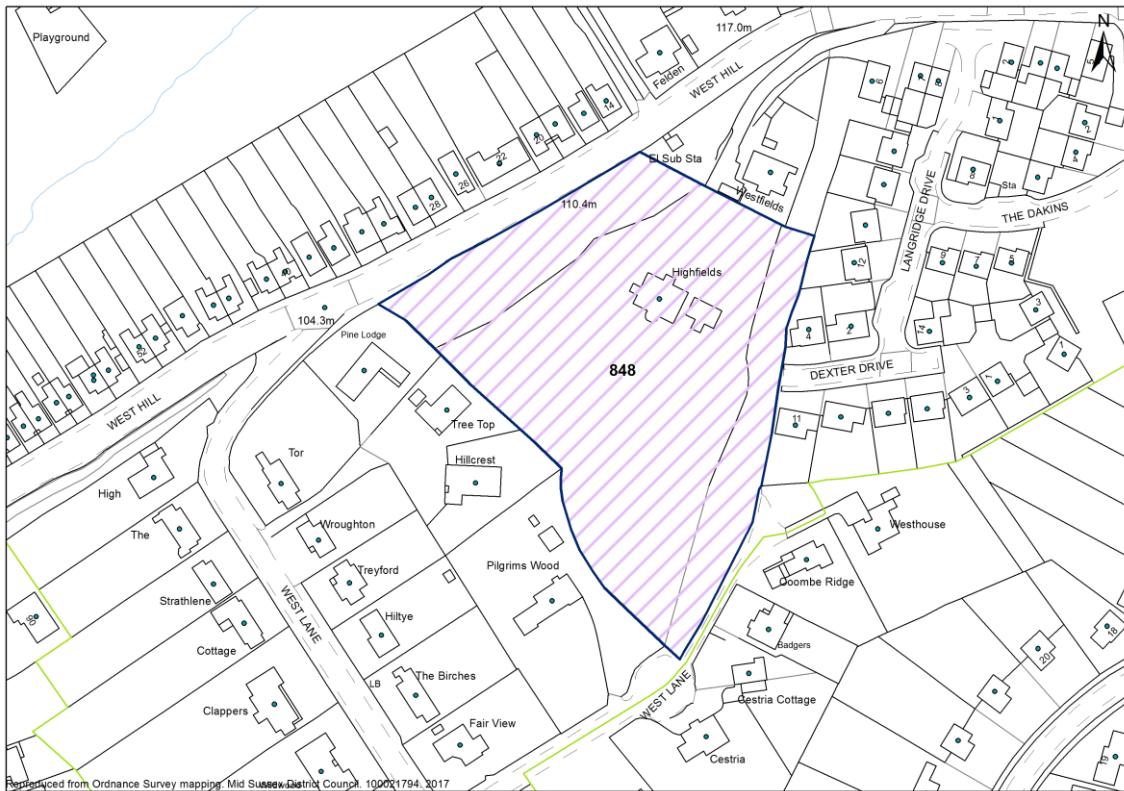
Recommendation

Site is proposed for allocation.

Site Selection - Housing

East Grinstead

ID **848** Highfields, West Hill, East Grinstead



Site Details

Units: **15** Site Area (ha): **0.5**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	High	Not assessed. Site within the built up area.
9 - Trees/TPOs	Low/Medium	Trees along the boundaries of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Severe	Discussions with WSCC should be undertaken based on speed assessment, existing number of dwellings and accident history to determine if the existing form of junction, without modification, can serve additional dwellings. Given that the access currently serves only two dwellings, it is unlikely that an additional 15 would be accepted.
12 - Deliverability	Uncertain developability	Promoter appears to be speculative, without landowners

Site Selection - Housing

knowledge.

13 - Infrastructure

Infrastructure capacity

No Developer Questionnaire - Assumed normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

10-15 Minute Walk

15 - Health

Less Than 10 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Good

Part 4 - Other Considerations

Neighbourhood Plan

Within built up area.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

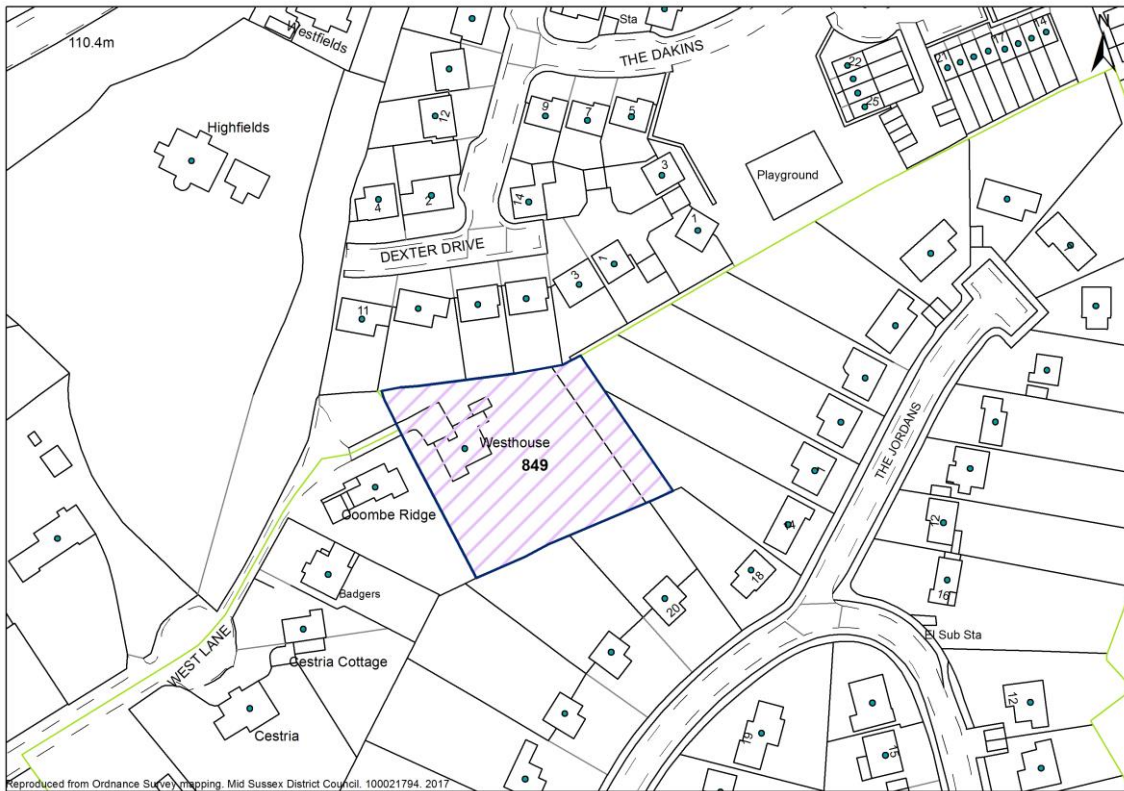
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

East Grinstead

ID **849** **West House, West Lane, East Grinstead**



Site Details

Units: **5** Site Area (ha): **0.3**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	High	Not assessed site in built up area.
9 - Trees/TPOs	Low/Medium	Trees along the boundaries of the site. Southern and eastern corner in particular.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	Discussions with WSCC should be undertaken based on speed assessment, existing number of dwellings and accident history to determine if the existing form of junction, without modification, can serve additional dwellings. As the access is estimated to serve between 25 and 30 dwellings at present, it is likely that an additional five dwellings can be safely accommodated from this access.

Site Selection - Housing

12 - Deliverability	Uncertain developability	Promoter appears to be speculative, without landowners knowledge.
13 - Infrastructure	Infrastructure capacity	No Developer Questionnaire. Assumed normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Good

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Within built up area.	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

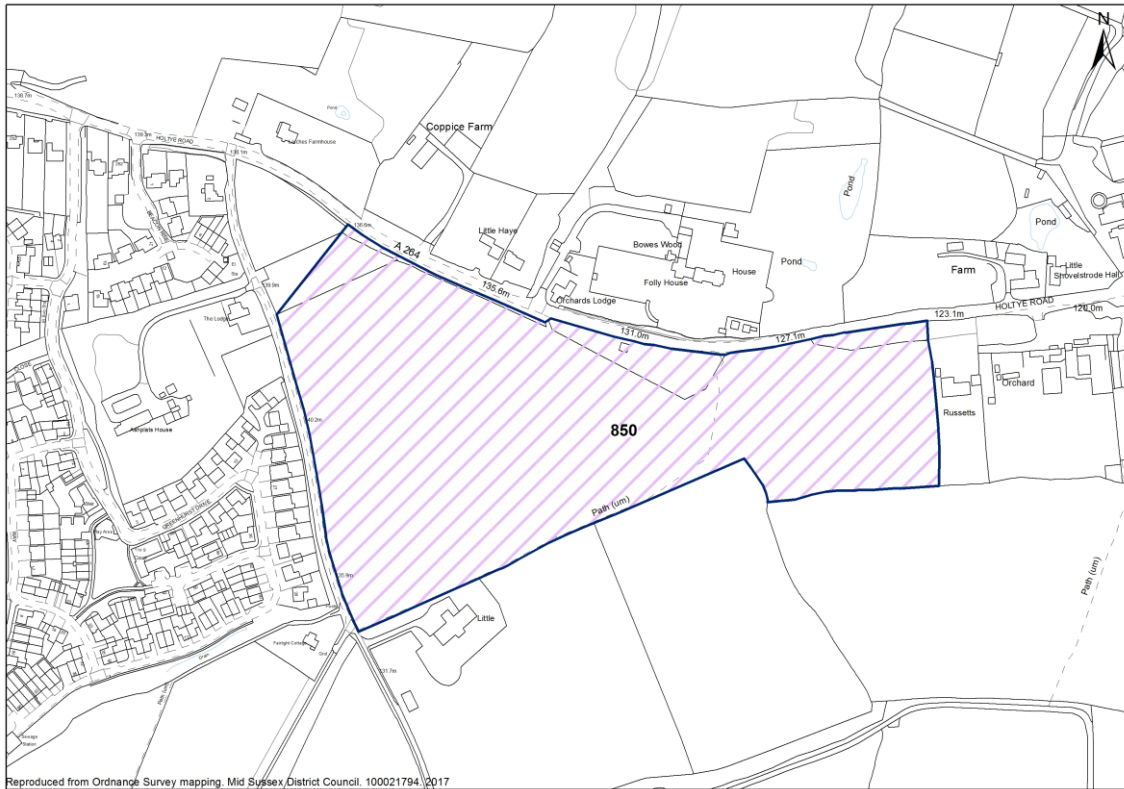
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

East Grinstead

ID **850** Land to the East of Russetts, Holtye Road, East Grinstead



Site Details

Units: **150** Site Area (ha): **5**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	Moderate impact on AONB due to a loss of countryside setting of the PROWs, reducing public enjoyment of the AONB. High site that slopes down to south-east. No watercourses mapped. New development to the west. Dispersed development and countryside to east, north and south. Orchards Farm on north side of Holtye Road is a historic farmstead. There is a plant nursery adjacent to the eastern boundary of the site. Holtye Road is a historic routeway and Fairlight Lane is a historic PROW. There is another historic PROW on the south boundary. No woodland on or adjacent to site. Mature trees on boundary with Holtye Road which is at a lower level than the site. Part of a medieval field system. Site will be viewed from the PROWs which are very rural at this point, so there would be a loss of countryside setting of these PROWs, reducing public enjoyment.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	Listed building across the road from the site. No further comments sought.
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	

Site Selection - Housing

8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
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9 - Trees/TPOs	None	Site is not affected by trees
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Part 2 - Deliverability Considerations

10 - Highways	
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11 - Local Road/Access	None	Safe access to site already exists
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12 - Deliverability	
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13 - Infrastructure	
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Part 3 - Sustainability / Access to Services

14 - Education	More than 20 Minute Walk
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15 - Health	More than 20 Minute Walk
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16 - Services	10-15 Minute Walk
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17 - Public Transport	Poor
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Part 4 - Other Considerations

Neighbourhood Plan
Site within area of Countryside Areas of Development Constraint. EG2 - Areas of Development Constraint EG5 - Housing

Minerals
Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health
Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

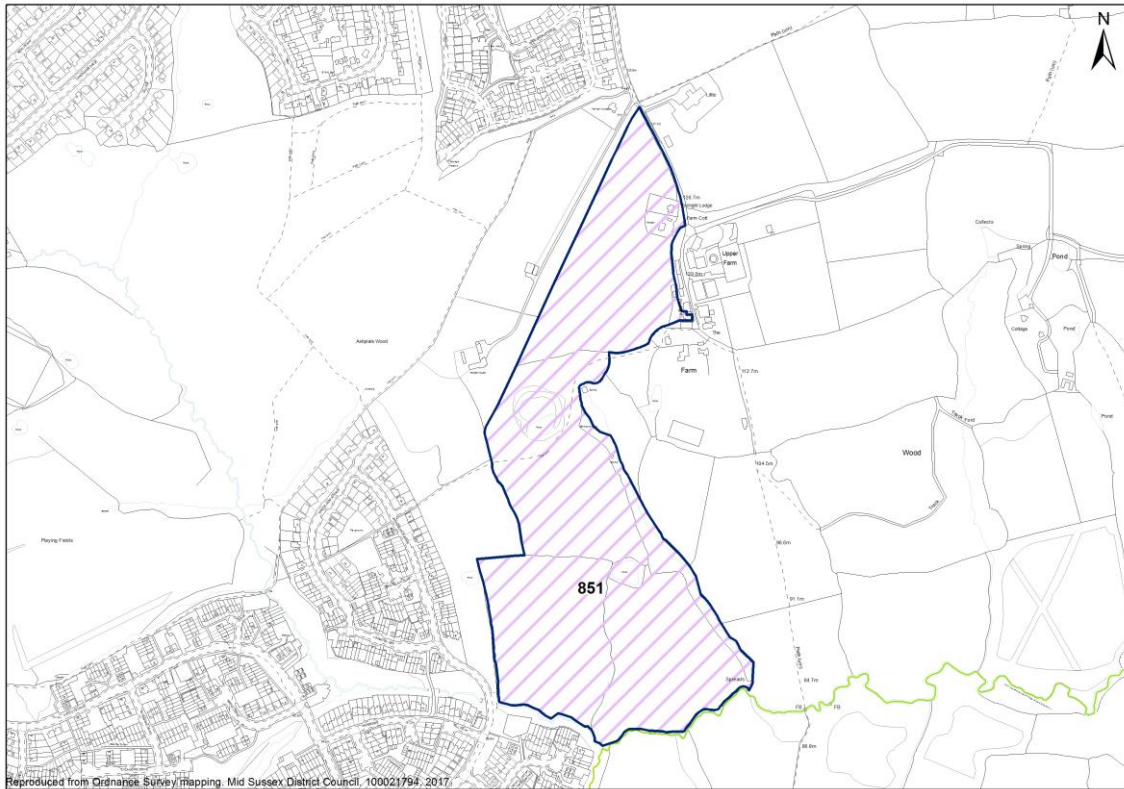
Summary	The assessment finds that the site is not suitable for allocation.
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Recommendation	Site is not proposed for allocation.
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Site Selection - Housing

East Grinstead

ID **851** Fairlight lodge and 2 Fairlight Cottage, Holtye Road, East Grinstead



Site Details

Units: **150** Site Area (ha): **10**

Part 1 - Planning Constraints

1 - AONB

Wholly/most within – High impact

High impact on AONB due to separation of site from town which would make development of this site uncharacteristic of its historic settlement pattern, loss of a medieval field system, loss of enjoyment of a countryside outlook from the PROWs and potential impact on Ancient Woodland / gill woodland. Springs and ponds to the south-west of Fairlight Farm which feed a stream/gill running down through the site to join another one on the southern boundary. Site is separated from the existing town by woodland, which forms a natural boundary at this point. Development of this site would appear unconnected with the town and uncharacteristic of its historic settlement pattern. Two historic PROWs run through the site joining at Fairlight Farm. Ancient Woodland follows the gill stream through the site and there is a large area of Ancient Woodland (Ashplats Wood) to the west of the site. Part of a medieval field system. Will be views of the site from the PROWs and a loss of enjoyment of a countryside outlook from the PROWs. Priority habitat (deciduous woodland), is present on part of the site. Impact on this habitat needs to be considered as the NPPF requires the conservation, restoration and enhancement of priority habitat. To achieve this aim, appropriate mitigation measures may need to be specified. Natural England consider this allocation to be major development within the AONB.

2 - Flood Risk

None

The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.

3 - Ancient Woodland

Partial

Areas of Ancient Woodland along the eastern side of the site.

Site Selection - Housing

4 - SSSI/SNCI/LNR	Local Wildlife Site - SWT Mitigation	Other site boundaries covered by Ancient Woodland buffer area.
		<p>This site is nearby to Ashplatts Wood. The SHELAA is in close proximity to the LWS but lies adjacent to the wider woodland that buffers the LWS and Ancient Woodland lays to the south and east. Development of this SHELAA would likely result in enclosing the LWS and increasing issues relating to fragmentation and connectivity. Consider further impacts of disturbance of the LWS and Ancient woodland arising from people and domestic pets, connectivity, light and noise pollution, appropriate buffer and cumulative impact.</p> <p>This site is adjacent to the Worth Way. The SHELAA should be redrawn to remove the section of LWS. The site is an important recreational route and therefore consideration needs to be given to additional recreational disturbance to its habitats. Further consideration be given to impacts of disturbance on LWS and Ancient Woodland from people and pets, impacts on connectivity, impacts of light and noise pollution, need for Ancient Woodland buffer.</p>
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Trees along field boundaries within the site and pocket of woodland in central part of site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	A review of the structural feature is required to determine whether a suitable access can be provided in this location.
12 - Deliverability	Uncertain developability	No Developer Questionnaire. Promotion appears to be speculative without landowner knowledge.
13 - Infrastructure	Infrastructure capacity	No Developer Questionnaire. Assumed normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	15-20 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	More than 20 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan Site within area of Countryside Areas of Development Constraint. EG2 - Areas of Development Constraint EG2a - Preventing Coalescence EG5 - Housing	Minerals Minerals considerations unnecessary as site does not progress past detailed assessment stage.
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Site Selection - Housing

Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

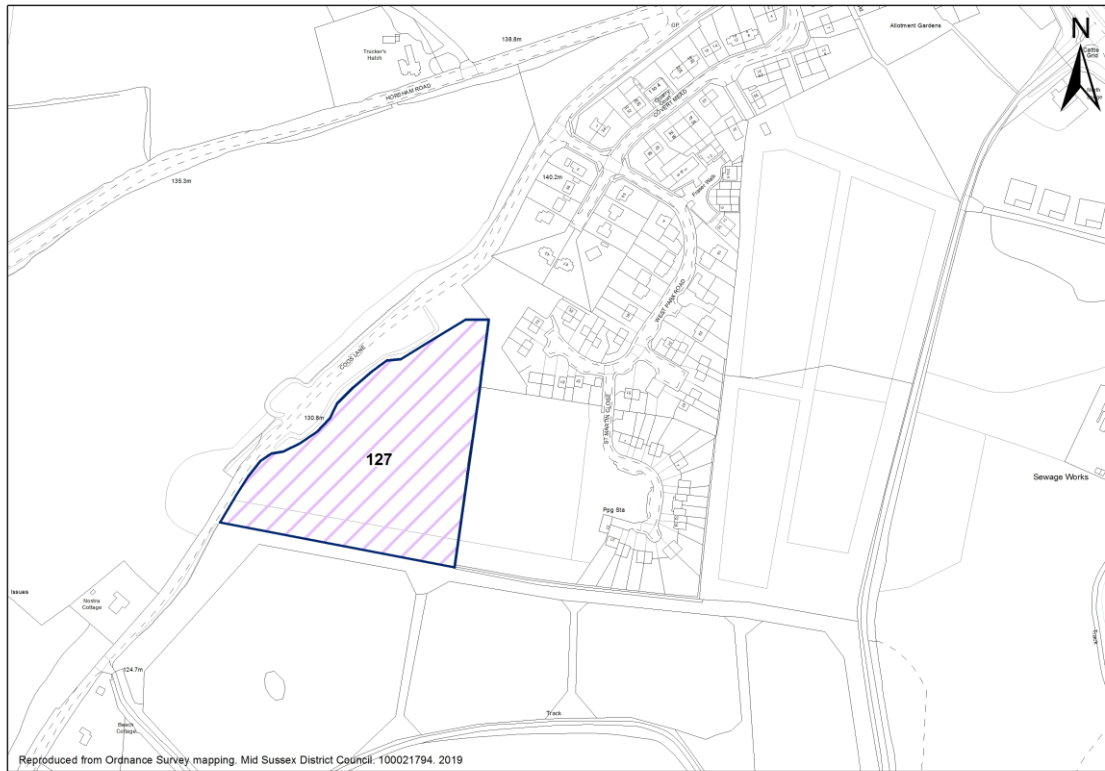
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Handcross

ID **127** Land at St. Martin Close Handcross



Site Details

Units: **65**

Site Area (ha): **3.26**

Part 1 - Planning Constraints

1 - AONB

Wholly within – Moderate Impact

Moderate impact on AONB due to the scale of the development, the loss of open fields (particularly the western field) and potential impact on hedgerows and trees. The site comprises two fields, both relatively flat with no mapped watercourses. These two fields are located adjacent to the south-western part of Handcross which is separated from the main village by the A23. The existing development in this part of the village is mostly 20th century estate type development with some more historic development along the Horsham Road. The scale of development is significant for the size of the settlement. Coos Lane is a historic routeway with banks lined by trees and mature hedgerows. Access from this lane could impact on its rural character and should be avoided. There are mature trees in a small Shaw along the boundary with Coos Lane and some individual trees within the hedgerows on the southern boundary and between the two fields. There is no ancient woodland on or adjacent to the site. Site comprises two fields, the eastern field is an open area adjacent to an existing development at St Martin Close and the western field is enclosed by mature hedgerows and trees. The land was previously part of Slaugham Park. The eastern field is open to Martins Close and appears to be used informally for dog walking etc. The western field is more secluded and rural in character.

2 - Flood Risk

None

The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.

Site Selection - Housing

3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	Archaeological interest: The site lies near the crest of a sandstone ridge above a stream valley, in the High Weald a favourable location for archaeological sites.
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	This access point poses no safety risk in terms of securing visibility. Confirmation of existing utilities are required within further technical assessments on form of access.
12 - Deliverability	Reasonable prospect developability	Allocated in emerging Slaugham Neighbourhood Plan. However there is a potential deliverability constraint relating to the use of the site as open space.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	15-20 Minute Walk
15 - Health	15-20 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan Proposed allocation in Submission Neighbourhood Plan: Policies 11/12 "St. Martin Close"	Minerals No minerals considerations identified.
Waste No water or wastewater considerations identified	Environmental Health Potential for contaminated land to be present on site related to past or present land uses within or adjacent to the site
Sustainability Appraisal This site performs positively against the social and economic objectives. There is predicted to be a very negative impact on the countryside objective, due to the site's location within the High Weald AONB. However, half of this site has been allocated within the Slaugham Neighbourhood Plan (for 30 units) with the other half identified as a 'reserve' site. Therefore the principle of developing this site has been accepted, and various mitigation measures have been put in place within the Neighbourhood Plan. Mitigation measures could also be included within the Site Allocations DPD policy in order to reduce its impact.	Notes

Part 5 - Conclusion

Summary

The site is wholly within the AONB, though it represents a rational extension to the existing 20th century development at St Martin close which may limit its visual impact on the AONB, as views into the site are already framed by contemporary development. The site is free of notable biodiversity or heritage sensitivity, and is within a 15 minute walk of village services. The SA finds that the site performs strongly against the social objectives. A significant factor is that the site falls partially within an allocated site in the Neighbourhood Plan, indicating that development at this location is likely to be suitable in principle.

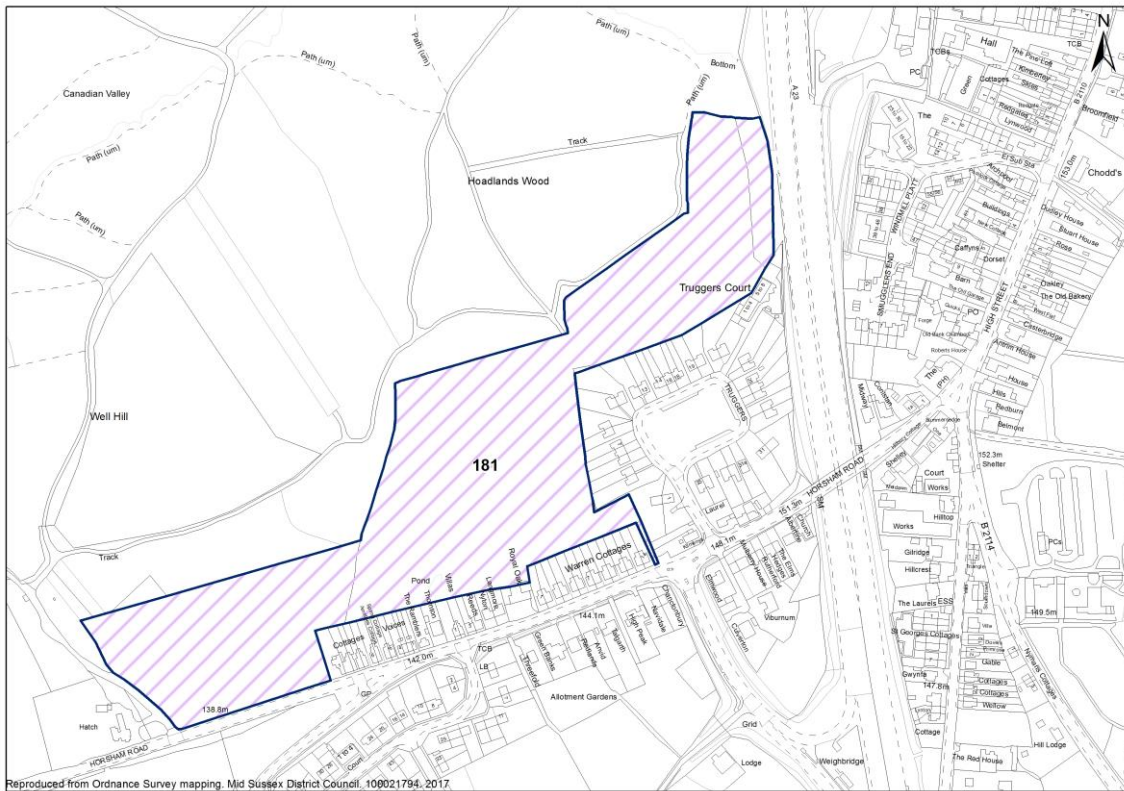
Recommendation

Site is proposed for allocation.

Site Selection - Housing

Handcross

ID **181** Land west of Truggers, Handcross



Site Details

Units: **130** Site Area (ha): **4.3**

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	<p>High impact on AONB due to scale of development, loss of medieval field systems and potential impact on Ancient Woodland. Gently sloping from east down to the west. Small pond at south end of central field. Site wraps around development along Horsham Road which comprises linear development to west and an estate development (Truggers) to the east. The A23 forms the eastern boundary which separates this part of Handcross from the main village. Horsham Road is a historic routeway and there is a historic routeway to the west of the site (Truckers Hatch) but this does not appear to be a PROW. Hoadlands Wood on the north boundary of the whole site is Ancient Woodland. The eastern two fields are part of a medieval field system. The western field is post-medieval, probably enclosed from heathland in the nineteenth century. Limited views from Horsham Road through Truckers Hatch entrance and semi-public views from the Royal Oak Public House. Natural England consider this allocation to be major development within the AONB.</p>
2 - Flood Risk	None	<p>The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.</p>
3 - Ancient Woodland	15m Buffer only	
4 - SSSI/SNCI/LNR	SSSI Adjacent – NE Mitigation	<p>This site is nearby Darkalley Ghyll and Canadian Valley Ghyll. Although the SHELAA site is not directly adjacent to the LWS there are issues of connectivity to consider. This is because the LWS sits within an ancient and ghyll woodland complex which is directly</p>

Site Selection - Housing

adjacent to the whole SHELAA. As a minimum consideration needs to be given to impact of disturbance of the LWS and Ancient Woodland arising from people and pets. Impact of hydrology resulting from development given the proximity of Ghyll woodland. Impacts of light and noise pollution. The need for an appropriate buffer to Ancient Woodland. Impacts of increased recreation on Cows Wood and Harry's Wood SSSI should be considered, including but not limited to impacts on communities of breeding birds. Priority habitat (deciduous woodland), is present on part of the site. Impact on this habitat needs to be considered as the NPPF requires the conservation, restoration and enhancement of priority habitat. To achieve this aim, appropriate mitigation measures may need to be specified.

5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	The proposed site lies directly to the rear of the listed building (The Royal Oak) and development on it would have a fundamental impact on the currently open and rural character this part of the setting of the building. As a village pub, the rural views to the rear from the building and from its immediate setting are considered to make a positive contribution to its special interest. Development on this site would have a fundamental impact on these views and would therefore detract from the special interest of the listed building. NPPF: LSH, MID
6 - Conservation Area	None	Handcross Conservation Area is located on the opposite side of the A23 from the site. Development on the site is likely to have a neutral impact on the character and appearance of the Conservation Area.
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Safe access is not available but potential exists to easily gain access.
12 - Deliverability	Reasonable prospect developability	Land promotion agreement in place. Part of site could be set aside for CLT. Outline application Q2 2019. First completions Q2 2021.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply with provision of Community Hall and Bowling Green.

Part 3 - Sustainability / Access to Services

14 - Education	15-20 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Submission Neighbourhood Plan Policy 3: Protection of Open Countryside	Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Site Selection - Housing

Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

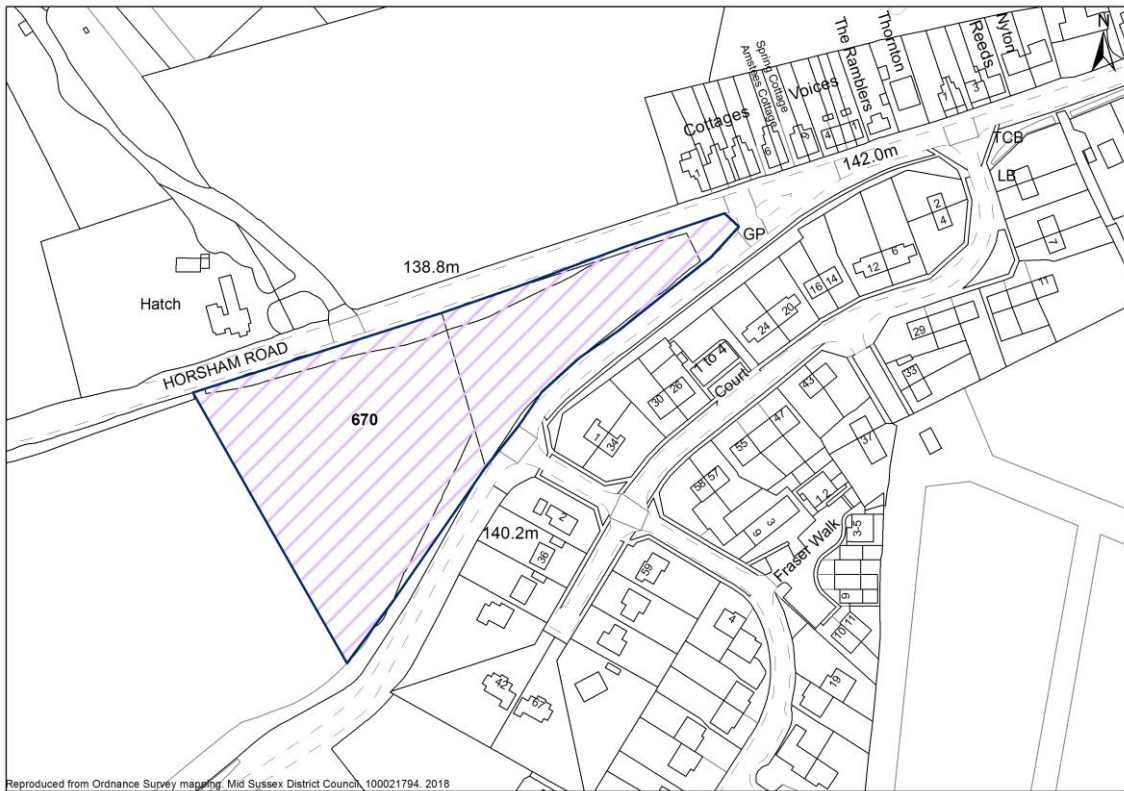
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Handcross

ID **670** Land at Coos Lane, Horsham Road, Handcross



Site Details

Units: **35** Site Area (ha): **1.2**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	Moderate impact on AONB due to open and rural aspect of the field and surrounding area. Reasonably flat site with no watercourses mapped. Western periphery of settlement with modern development on the opposite side of Coos Lane. Horsham Road and Coos Lane are historic routeways. Small copse in corner of site adjacent to junction of Coos Lane with Horsham Road and mature trees on boundary with Coos Lane. 19th century enclosure from woodland. Open views of site from Horsham Road. Site feels like part of the open countryside because development to south-east of Coos Lane is screened by mature trees along both sides of Coos Lane and there is only a single house on the opposite side of Horsham Road.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	SSSI Adjacent – NE Mitigation	Impacts of increased recreation on Cows Wood and Harry's Wood SSSI should be considered, including but not limited to impacts on communities of breeding birds.
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	Archaeological interest: (a) A building or buildings are marked on 1792 historical mapping in the fork of Horsham Road/ Coos Lane, perhaps the first site of the Turnpike Gate Toll House, later located

Site Selection - Housing

further east; (b) The site lies on a sandstone ridge , in the High Weald a favourable location for archaeological sites.

8 - Landscape

AONB

Site is within the High Weald AONB (assessed under criterion 1)

9 - Trees/TPOs

None

Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Minor - Improve

Access could be gained from Coos Lane or Horsham Road.

12 - Deliverability

Reasonable prospect
developability

No housebuilder but planning agent acting. Likely to sell site following allocation or permission. Planning application to follow allocation.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

15-20 Minute Walk

15 - Health

10-15 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

Submission Neighbourhood Plan Policy 3: Protection of Open Countryside

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

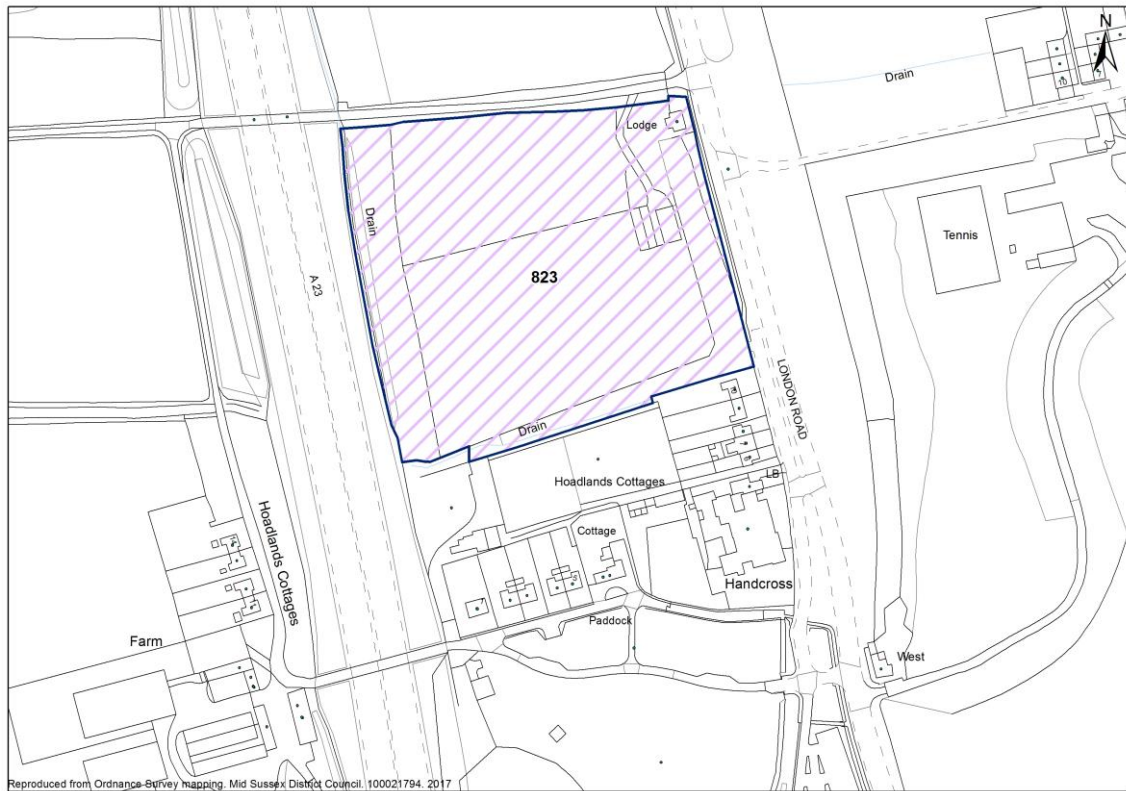
The assessment finds that the site is not suitable for allocation.

Recommendation

Site is not proposed for allocation.

Handcross

ID **823** Land at Hyde Lodge, London Road, Handcross



Site Details

Units: **65** Site Area (ha): **3**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	Moderate impact on AONB due to separation of this part of Handcross from the main village. Flat site with drains shown on west and south boundaries. To north of main village with school to the south, estate cottages adjacent and Handcross Park School opposite. Site permitted for similar scale development to the south of the school. Recreation ground separates this part of Handcross from the main village. London Road is a historic routeway and there is a historic track to the north of the site although it does not appear to be a PROW. No woodland on or adjacent to the site but mature trees along London Road and screening site from A23 to west. Nineteenth century enclosure from heathland. Views of site currently limited by trees along London Road. Visibility may be affected by new access. Priority habitat (deciduous woodland), is present on part of the site. Impact on this habitat needs to be considered as the NPPF requires the conservation, restoration and enhancement of priority habitat. To achieve this aim, appropriate mitigation measures may need to be specified.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	SSSI Adjacent – NE Mitigation	Impacts of increased recreation on Cows Wood and Harry's Wood SSSI should be considered, including but not limited to impacts on communities of breeding birds.

Site Selection - Housing

5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	No known archaeology on or immediately adjacent.
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Priority habitat (deciduous woodland), is present on part of the site. Impact on this habitat needs to be considered as the NPPF requires the conservation, restoration and enhancement of priority habitat. To achieve this aim, appropriate mitigation measures may need to be specified.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Access could be gained from London Road.
12 - Deliverability	Reasonable prospect developability	Promotion agreement in place. Obtain planning permission and then sell to a house builder.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply. Potential for improvement to London Road/ High Street junction. Provision of parking verge. Upgraded bus stops. Potential to extend the 30 mph further north along London Road to slow traffic around schools.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Submission Neighbourhood Plan Policy 3: Protection of Open Countryside	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

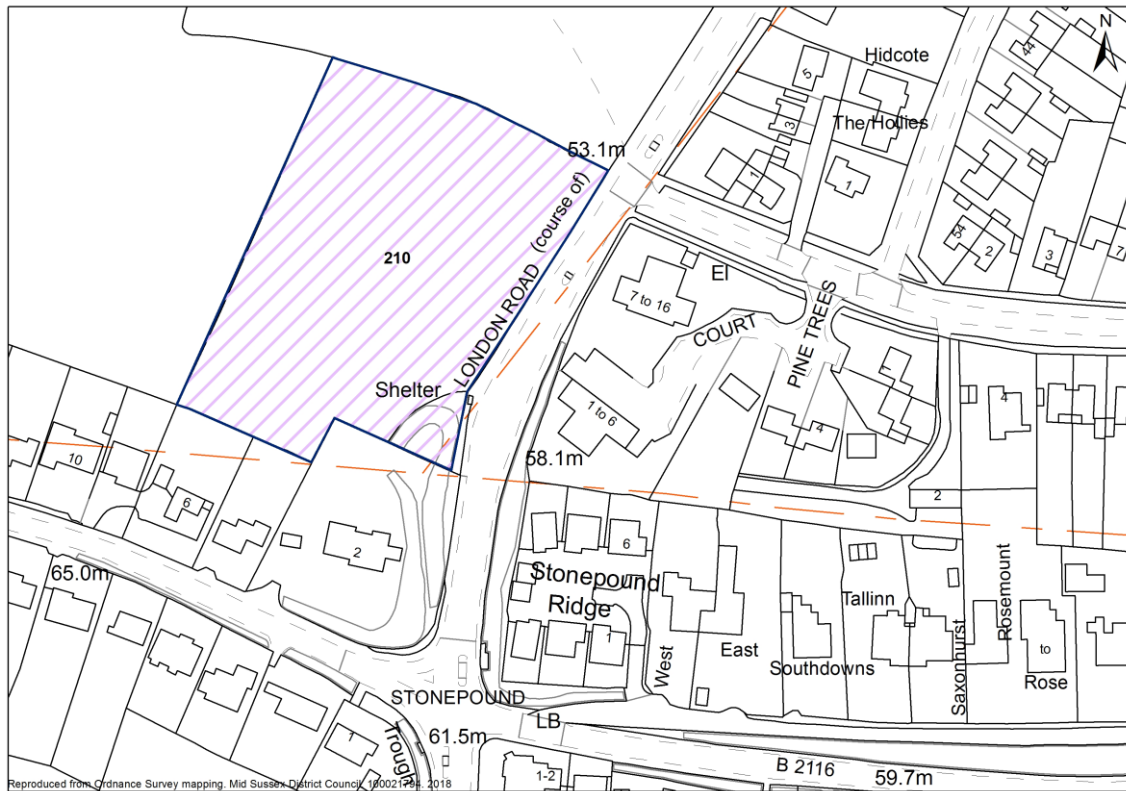
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Hassocks

ID **210** Land opposite Stanford Avenue, London Road, Hassocks



Site Details

Units: **45** Site Area (ha): **0.93**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: Requires archaeological field evaluation and mitigation strategy arising before submission of planning application (Desk Based Assessment on its own unlikely to add further useful information). Geophysical survey not recommended (see Comments).
8 - Landscape	Low	The site is screened from the A273 and from the north by mature hedges. Any development would impact on the views of the existing properties to the south of the site.
9 - Trees/TPOs	Low/Medium	8 TPO's on the edges of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Significant – Uncertain	Safe access is unavailable or affected by severe limitations/

Site Selection - Housing

restrictions. There is no existing vehicular access to the site. Access would need to be created from London Road. This stretch of road is congested due to its proximity to the Stonepound Crossroads.

12 - Deliverability

Developable

The site is in control of a housebuilder.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - assumed normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

15-20 Minute Walk

15 - Health

10-15 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Good

Part 4 - Other Considerations

Neighbourhood Plan

Policy 2: Ditchling and Hurstpierpoint Gap in Draft Plan.

Minerals

No minerals considerations identified.

Waste

No water or wastewater considerations identified

Environmental Health

No environmental health considerations identified.

Sustainability Appraisal

Positive effects are anticipated in relation to the housing and regeneration SA objectives and also anticipated in relation to the social and economic SA objectives. Potential for minor negative effects on the countryside SA objective are identified.

Notes

Stonepound Cross roads is an AQMA.

Part 5 - Conclusion

Summary

The site is found to have low landscape capacity, though its sensitivity relates primarily to views out from the existing settlement rather than to views into it from the surrounding area. However, the site is principally constrained by its lack of safe or available access and by its location adjacent to the Stonepounds AQMA. Development could have potential to contribute to air quality issues associated with the AQMA through the introduction of additional road users. The SA reflects these concerns, scoring the site poorly in relation to the air quality SA objective and finding that the residual housing need at Hassocks could be met at more sustainable locations.

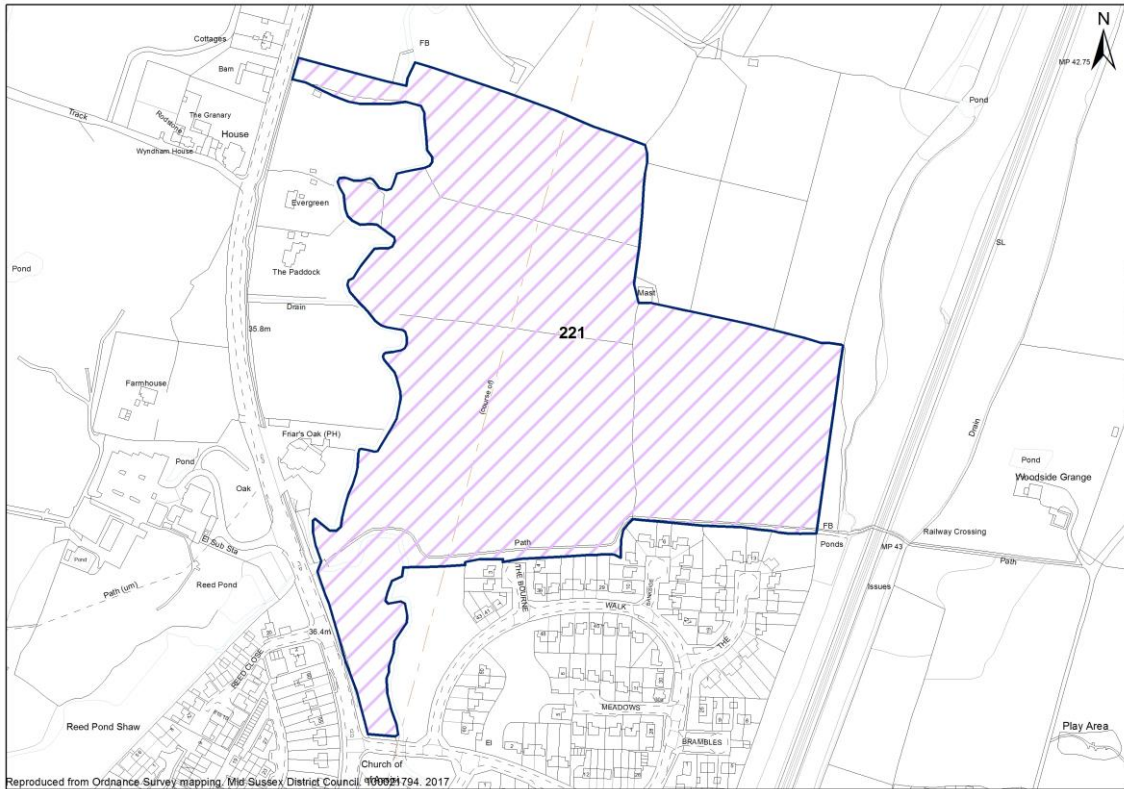
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Hassocks

ID **221** Land to the north of Shepherds Walk Hassocks



Site Details

Units: **130** Site Area (ha): **3.5**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	Partial FZ 2/3	The site is partially within an area of flood zone 2/3
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation (geophysical survey and trial trench excavation) to take place, and mitigation strategy arising. (Desk Based Assessment on its own unlikely to add further useful information).
8 - Landscape	Low	Development of the site would have a limited impact on the landscape as the site is well screened from the east by the railway line on an embankment, by mature hedges to the west and by mature hedges and trees to the north.
9 - Trees/TPOs	Low/Medium	4 TPO's on the site, other trees along site boundaries and field boundaries.

Part 2 - Deliverability Considerations

10 - Highways

Site Selection - Housing

11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Developable	Site is in control of housebuilder.
13 - Infrastructure	Potential to improve Infrastructure	Application makes provision for a large area of country open space that will be available to the public. A bridge (or any other safe form of access over the railway line) would be delivered under permitted development rights by Network Rail.

Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk	Potential need to contribute to off road cycle route linking Ditchling to Hassocks – Scheme ID235
15 - Health	15-20 Minute Walk	
16 - Services	10-15 Minute Walk	
17 - Public Transport	Good	

Part 4 - Other Considerations

Neighbourhood Plan	Local Green Space in submission plan.	Minerals	Site is within Brick Clay (Weald) MSA
Waste	No water or wastewater considerations identified	Environmental Health	Potential for noise associated with the adjacent railway line.
Sustainability Appraisal	Significant positive effects are anticipated in relation to the housing and regeneration SA objectives, whilst positive effects are also anticipated in relation to the social and economic SA objectives. The presence of some fluvial flood risk on site means the site scores a minor negative in relation to flood risk. Potential for minor negative effects on the countryside SA objective are identified.	Notes	Stonepound Cross roads is an AQMA.

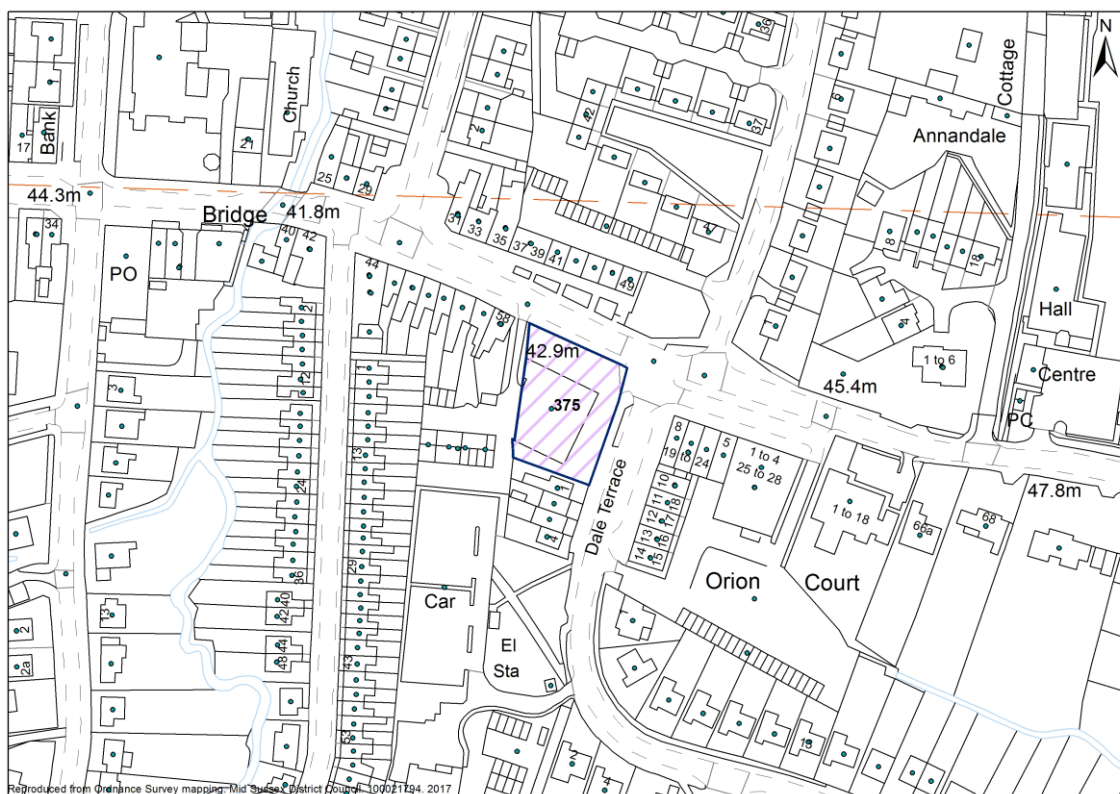
Part 5 - Conclusion

Summary	The site is free of biodiversity and heritage constraint, though the final scheme will need to be mindful of avoiding harm to TPOs on site. The site is partially affected by fluvial flood risk but this could be incorporated into open space within the final scheme. The site is found to have safe and available access, and the SA and technical stakeholders do not identify potential for harmful effects from development, though potential noise from the train line is identified.
Recommendation	Site is proposed for allocation.

Site Selection - Housing

Hassocks

ID **375** National Tyre Centre, 60 Keymer Road, Hassocks



Site Details

Units: **8** Site Area (ha): **0.14**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	FZ2/3 and Historic	The site is partially within an area of flood zone 2/3
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	High	Not assessed. Site is within built up area.
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Uncertain developability	742 Agents have stated current occupiers are not looking to close business.
13 - Infrastructure	Infrastructure capacity	No further information supplied. Assumed normal contributions apply.

Part 3 - Sustainability / Access to Services

Site Selection - Housing

14 - Education	Less Than 10 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Good

Part 4 - Other Considerations

Neighbourhood Plan

In built up area.
Allocated in submission plan.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

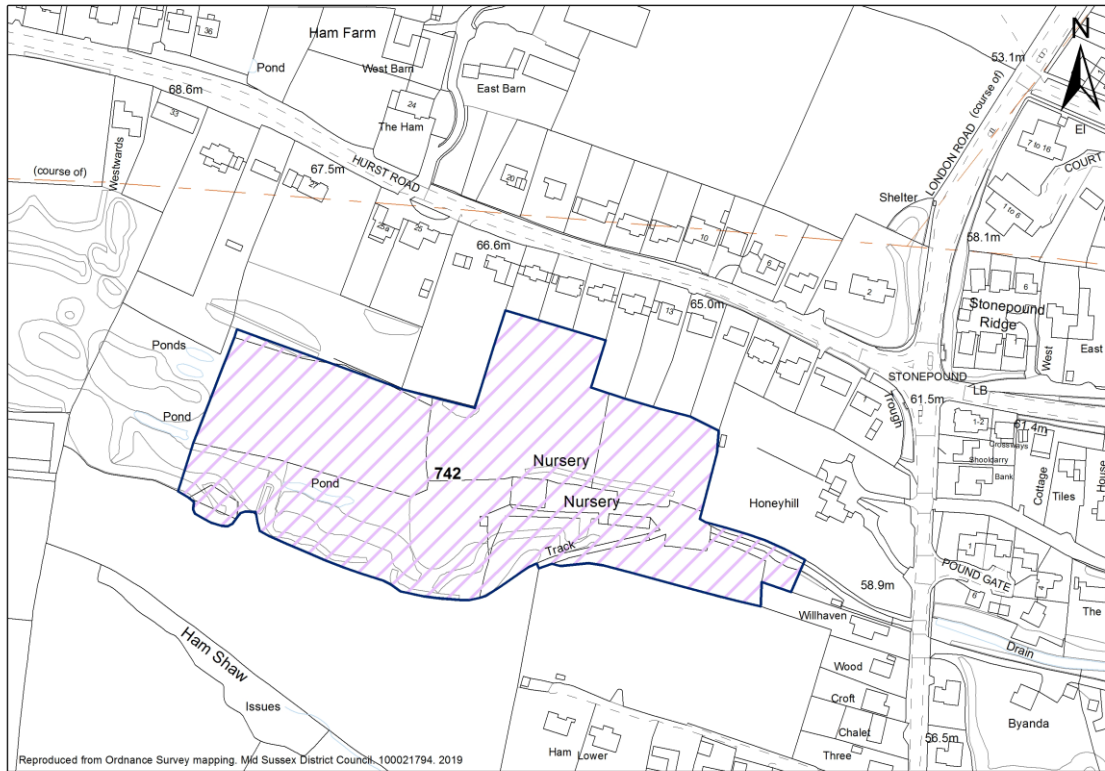
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Hassocks

ID **742** **Russell Nursery Brighton Road Hassocks**



Site Details

Units: **30** Site Area (ha): **1**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: requires Walkover Survey and mapping of unextracted areas to devise archaeological mitigation strategy.
8 - Landscape	Low	Development of the site could impact on views from the South Downs.
9 - Trees/TPOs	Low/Medium	TPO group of trees on north western part of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Significant – Uncertain	It is unclear if the existing access would be suitable to accommodate the scale of development proposed. Third party land may be required, and there is no evidence that this land is available.

Site Selection - Housing

12 - Deliverability	Reasonable prospect developability	No housebuilder involved but site being promoted by landowner.
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13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.
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Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk
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15 - Health	10-15 Minute Walk
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16 - Services	Less Than 10 Minute Walk
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17 - Public Transport	Good
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Part 4 - Other Considerations

Neighbourhood Plan	Minerals
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Policy 2: Ditchling and Hurstpierpoint Gap in Draft Plan.	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
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Waste	Environmental Health
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Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
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Sustainability Appraisal	Notes
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Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Stonepound Cross roads is an AQMA.
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Part 5 - Conclusion

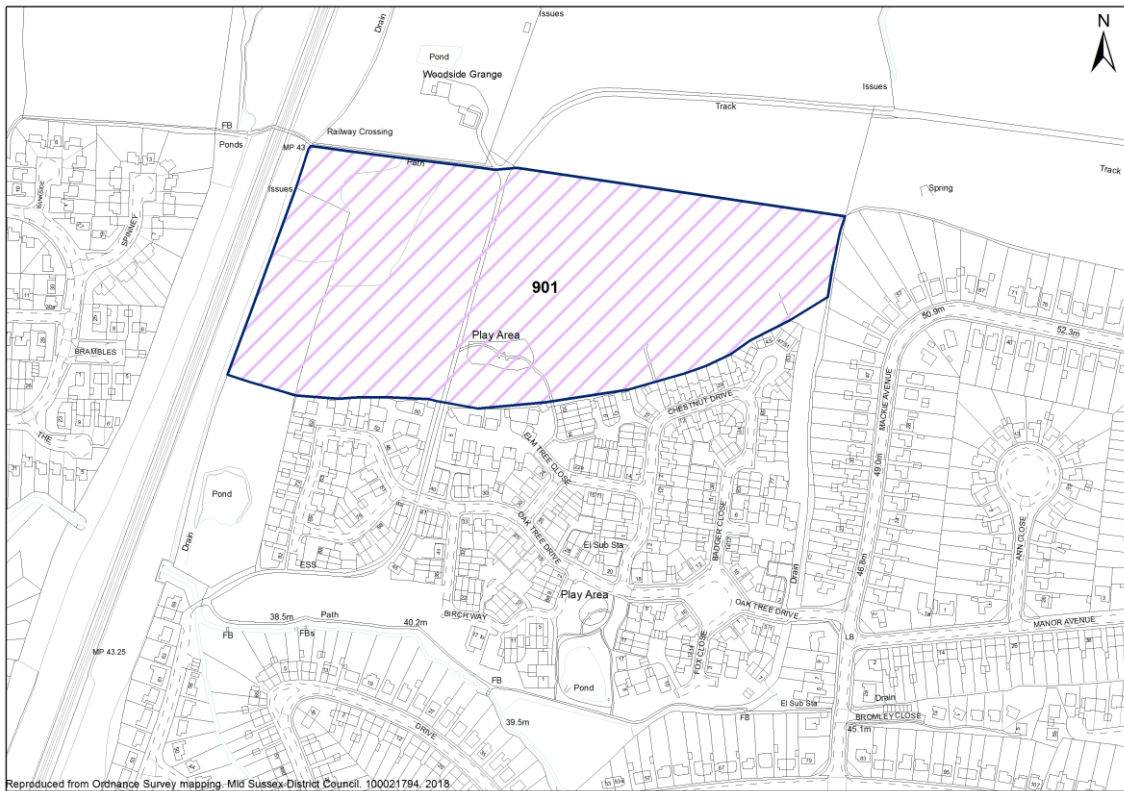
Summary	The assessment finds that the site is not suitable for allocation.
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Recommendation	Site is not proposed for allocation.
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Site Selection - Housing

Hassocks

ID **901** **Open Space, north of Clayton Mills, Hassocks (Previously known as site 753, April 2016)**



Site Details

Units: **246** Site Area (ha): **6.16**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Low	Development of this site would not have a significant impact on the landscape, although it would be seen from the north. It would be read in the context of the surrounding development to the south and the west. Views from the existing properties on Clayton Mills are constrained by bunds and tree planting. It could however impact on the views of some properties on Mackie Avenue.
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Safe access is not available but potential exists to gain access
12 - Deliverability	Uncertain developability	Land owner had confirmed site is open space and not available for

Site Selection - Housing

residential development.

13 - Infrastructure

Infrastructure capacity

N/A

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

15-20 Minute Walk

16 - Services

10-15 Minute Walk

17 - Public Transport

Good

Part 4 - Other Considerations

Neighbourhood Plan

Allocated for residential development in submission plan.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Stonepound Cross roads is an AQMA.

Part 5 - Conclusion

Summary

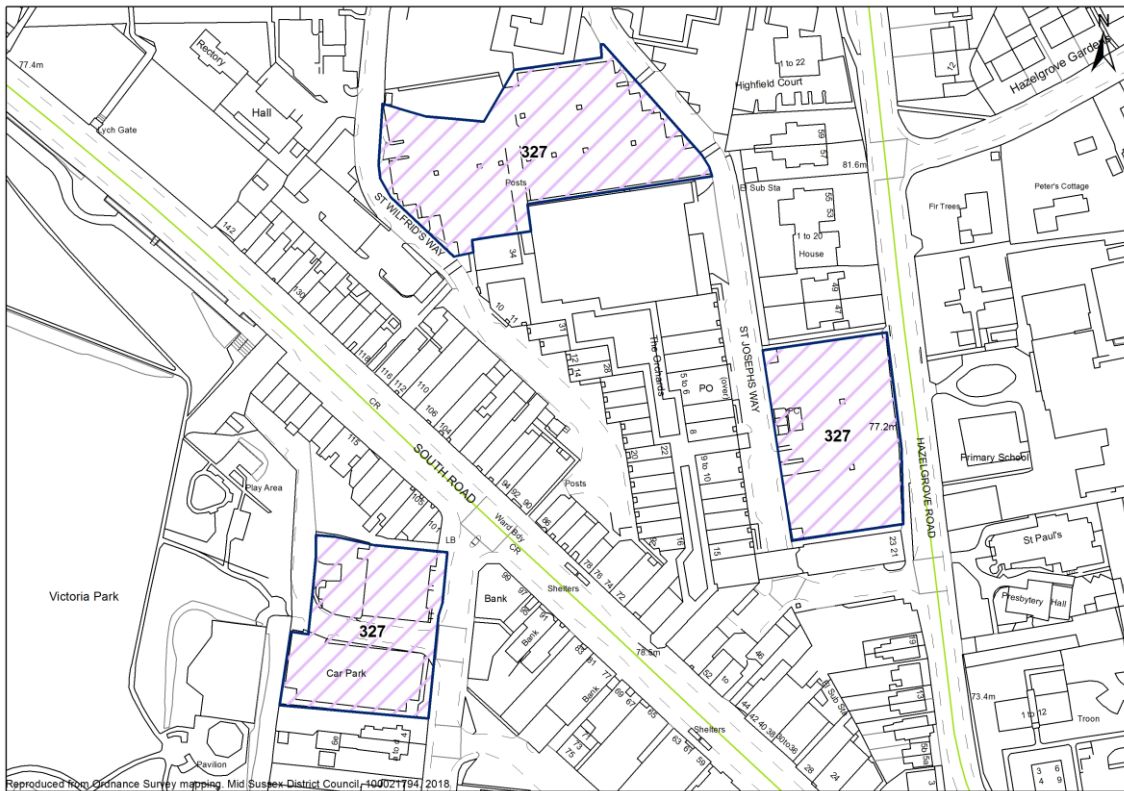
The assessment finds that the site is not suitable for allocation.

Recommendation

Site is not proposed for allocation.

Haywards Heath

ID **327** Car parks at Hazelgrove Road, Haywards Road and to the rear of the Orchards, Haywards Heath



Site Details

Units: **56** Site Area (ha): **1**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	No known archaeology on or immediately adjacent to the car parks. All three car parks have been hard-landscaped to create the car parking, probably reducing to some degree any presently unknown archaeology beneath. Much of Hazelgrove Rd car park was part of a brick clay quarry in the 19th century, removing any buried archaeology present. Half of the Haywards Road site has been occupied by a modern retail building, involving deeper ground disturbance for building foundations.
8 - Landscape	High	Within built-up area
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists

Site Selection - Housing

12 - Deliverability	Reasonable prospect developability	No housebuilder in control of site. Site to be brought forward by land owner.
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13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.
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Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
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15 - Health	Less Than 10 Minute Walk
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16 - Services	Less Than 10 Minute Walk
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17 - Public Transport	Good
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Part 4 - Other Considerations

Neighbourhood Plan

Neighbourhood Plan:
Policy T3, seeks to protect loss of car parks unless it can be demonstrated that the scheme will enhance vitality and viability. Such schemes should improve parking provision in town.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

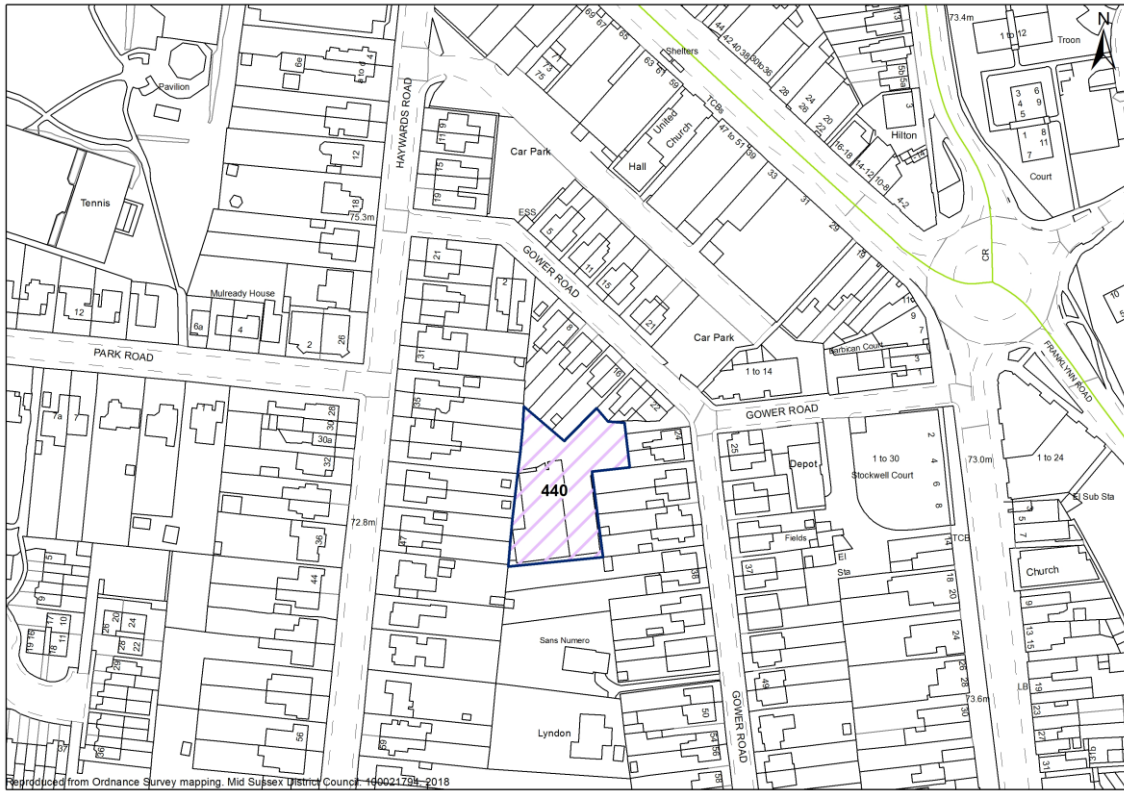
Summary	The assessment finds that the site is not suitable for allocation.
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Recommendation	Site is not proposed for allocation.
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Site Selection - Housing

Haywards Heath

ID **440** Land at 22 Gower Road, Haywards Heath



Site Details

Units: **5** Site Area (ha): **03.16**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	Small site, no known nearby archaeology. In the 19th century probably part of a brick clay quarry; quarrying will have removed any presently unknown archaeology.
8 - Landscape	High	Within built-up area
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Uncertain developability	No contact from owners regarding this site. Previous planning agent no longer acting.
13 - Infrastructure	Infrastructure capacity	No Developer Questionnaire. Assumed normal contributions apply.

Site Selection - Housing

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Good

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

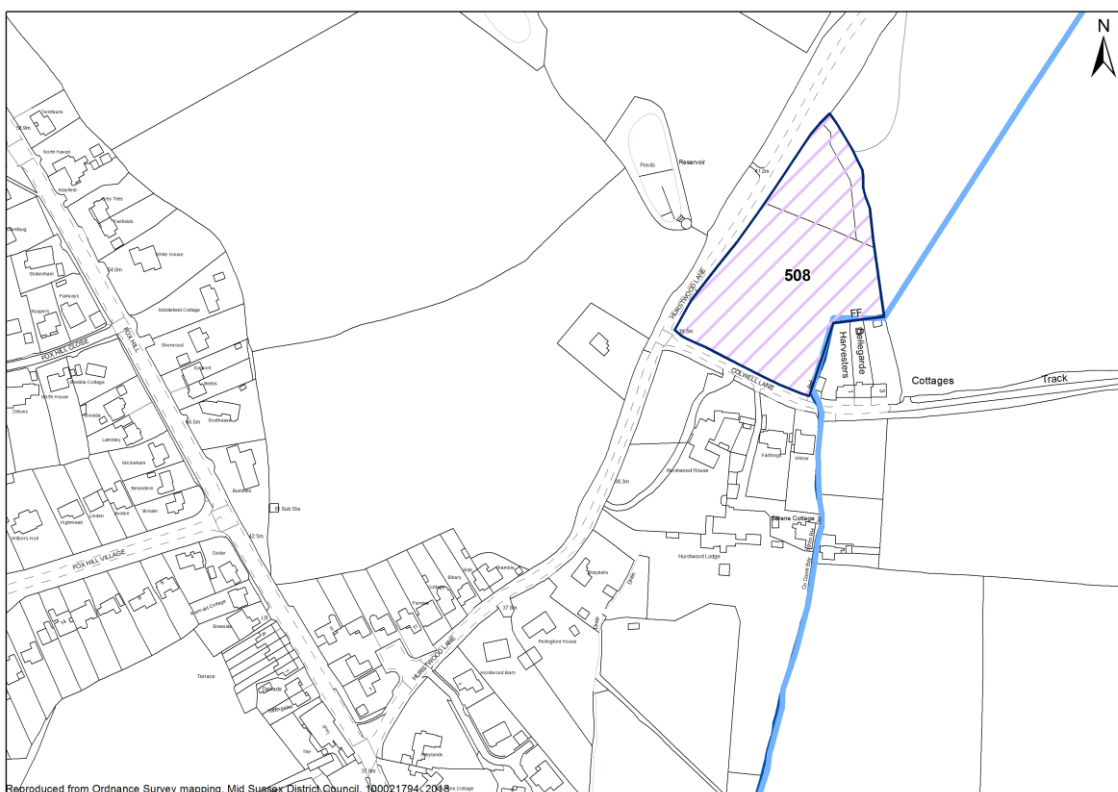
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Haywards Heath

ID **508** Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath



Site Details

Units: **25** Site Area (ha): **0.85**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Low/Medium	Development would have a significant and detrimental effect on the character of the landscape as a whole
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Reasonable prospect developability	No housebuilder in control of site. Advanced discussions with potential developers/Contractors. Pre application submission within a couple of months.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Site Selection - Housing

Part 3 - Sustainability / Access to Services

14 - Education	More than 20 Minute Walk	Note: facilities are likely to be provided at Hurst Farm
15 - Health	More than 20 Minute Walk	
16 - Services	15-20 Minute Walk	
17 - Public Transport	Poor	

Part 4 - Other Considerations

Neighbourhood Plan	None	Minerals	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes	

Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Haywards Heath

ID **618** MSDC Car Park, north of Oaklands Road



Site Details

Units: **8** Site Area (ha): **0.2**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	Small site, has been hard-landscaped to create the car parking, probably reducing to some degree any presently unknown archaeology beneath.
8 - Landscape	High	Within built-up area
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Developable	Current planning application on site.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - Normal contributions apply.

Part 3 - Sustainability / Access to Services

Site Selection - Housing

14 - Education	10-15 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Excellent

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
	No minerals considerations identified.
Waste	Environmental Health
No water or wastewater considerations identified	No environmental health considerations identified.
Sustainability Appraisal	Notes
Positive or significant positive effects are anticipated in relation to the housing, economic and social objectives on the basis of the site's excellent access to town centre services and facilities, including public transport.	

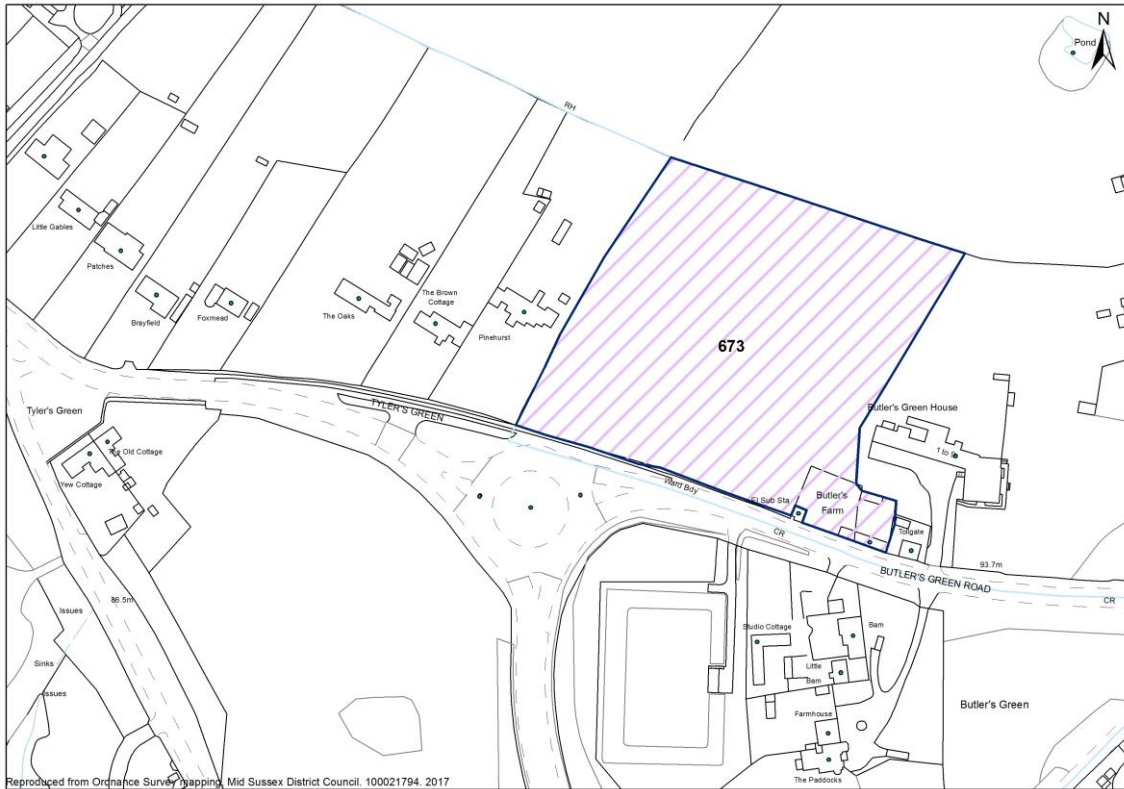
Part 5 - Conclusion

Summary	Though the site performs well in terms of the site assessment and the SA it is considered that its small size is likely to mean that allocation is unnecessary to bring forward policy compliant development. The site is considered more suitable to come forward as windfall.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Haywards Heath

ID **673** Land north of Butlers Green Road, Haywards Heath



Site Details

Units: **45** Site Area (ha): **1.5**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	Local Wildlife Site - SWT Mitigation	This site is adjacent to Blunts and Paiges Woods, Haywards Heath. In order to recommend improvements to the LWS we would need to be informed by up to date ecological information that could focus recommendations for improvements to management or extensions to the LWS.
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (High)	Butlers Green House, Grade II* Development could have a fundamental impact on the currently rural character of the setting of the house and listed structures. The existing degree of separation between the heritage assets and the eastern edge of the Cuckfield could be reduced, and the open and verdant nature of the house's setting eroded. Whilst there could be scope to mitigate immediate direct harm to the building through scheme design and layout, the openness of the site is itself considered to be significant to the setting and character of the listed building, particularly given it's Grade II* status. NPPF:LSH, HIGH
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Low/Medium	Development would have a significant and detrimental effect on the character of the landscape as a whole.

Site Selection - Housing

9 - Trees/TPOs	None	Site is not affected by trees
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Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	Safe access likely to be gained from Butlers Green road either from the roundabout or from the road itself.
12 - Deliverability	Developable	Site is owned by housebuilder. Outline application March 2019.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	15-20 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

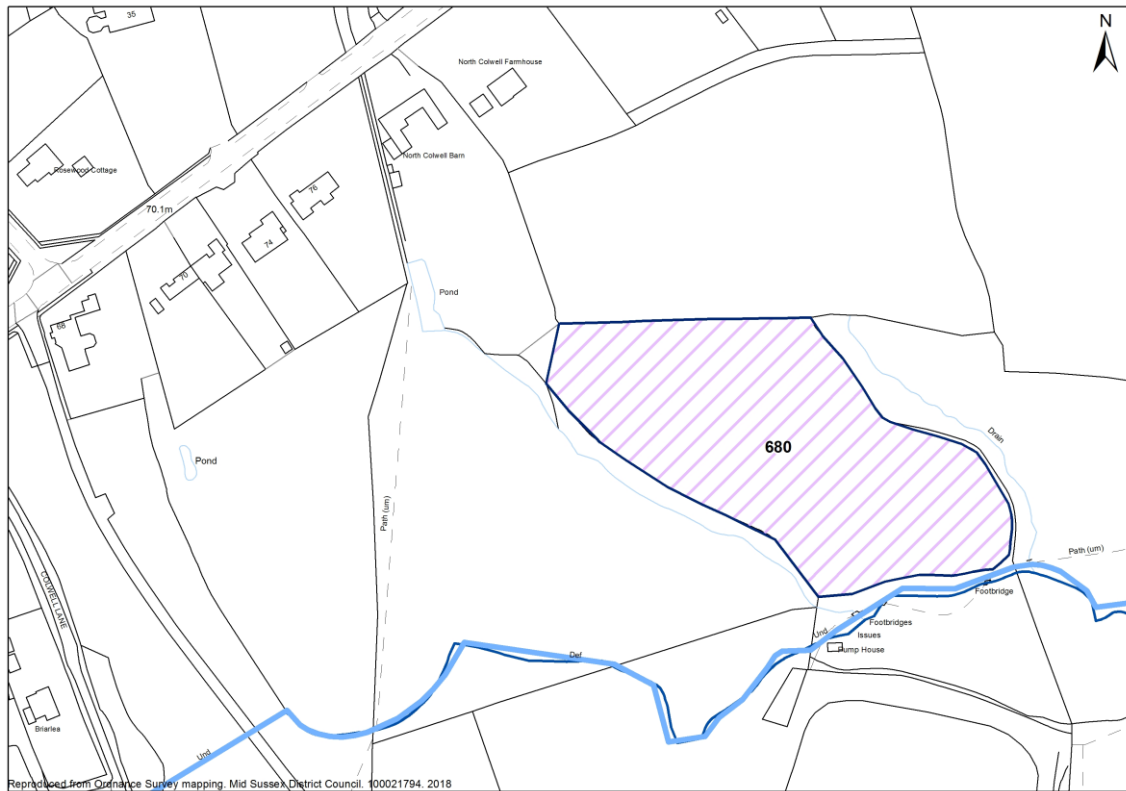
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Haywards Heath

ID **680** Field rear of North Colwell Barn, Lewes Road, Haywards Heath



Site Details

Units: Site Area (ha):

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	Adjacent	
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (High)	Lewes Road Conservation Area, There would be limited intervisibility between the site and the Conservation Area, but the PROW which south from Lewes Road and passes fairly close to the site. At present the Conservation Area is not characterised by back land development and as such development on the site would not be consistent with the established grain of the area. Further development on the site would detract from the existing rural setting of the CA which makes a positive contribution to its character and appearance. NPPF: LSH, MID
7 - Archaeology	None	
8 - Landscape	Low/Medium	
9 - Trees/TPOs	Low/Medium	

Part 2 - Deliverability Considerations

10 - Highways

Site Selection - Housing

11 - Local Road/Access	Moderate - Improve	No highway objection as visibility splays likely to be achievable (albeit for smaller scheme)
12 - Deliverability	Reasonable prospect developability	Promoters are housebuilders. Looking to proceed as soon as possible.
13 - Infrastructure	Potential to improve Infrastructure	Developer Questionnaire - normal contributions apply. Upgrade the public footpath opposite North Colwell Barn on Lewes Road. This footpath is access to local services.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

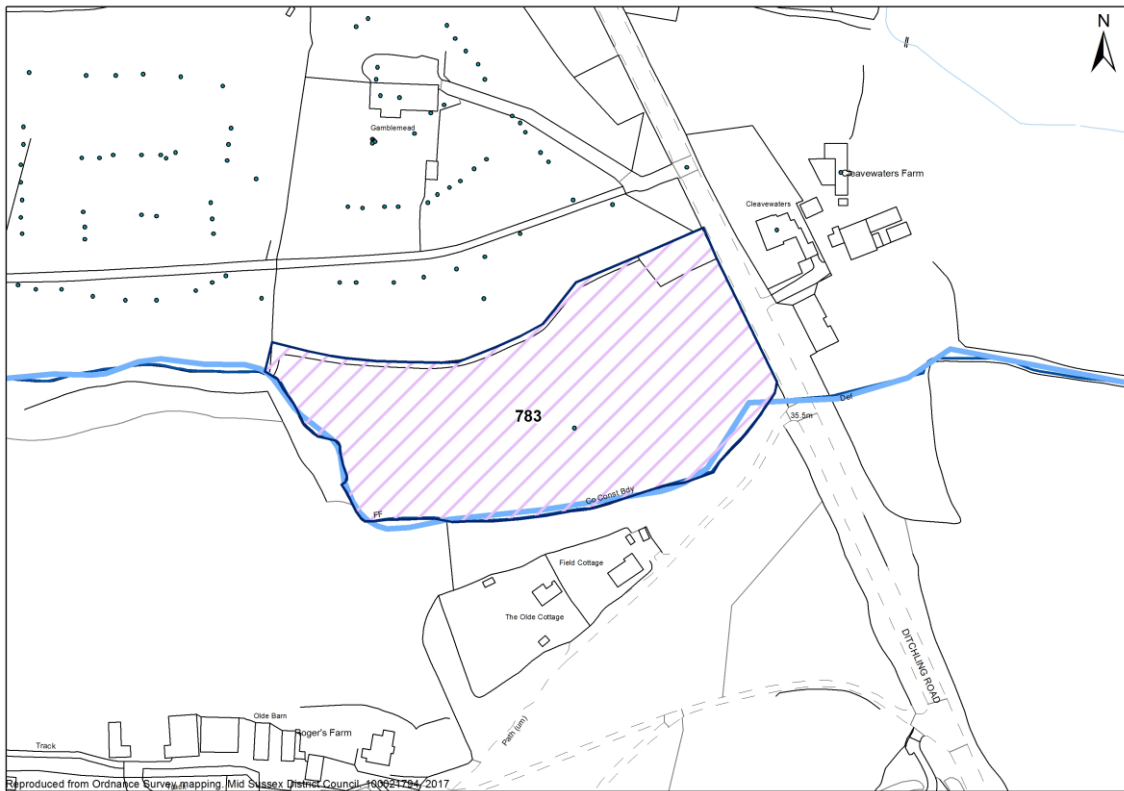
Neighbourhood Plan	Minerals
Policy E5: Local Gap	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Haywards Heath

ID **783** Rogers Farm, Fox Hill, Haywards Heath



Site Details

Units: Site Area (ha):

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Medium)	Cleavewaters, Fox Hill there would be a fundamental impact not only on views from the building and associated farmstead but on the context and manner in which the farmhouse and farmstead are appreciated by those travelling along the road which runs between the farmstead and the site. NPPF: LSH, MID Olde Cottage, there would be some potential impact on views from the Cottage and its garden setting. The belt of woodland between the asset and the site is relatively narrow and development on the site is likely to be visible, particularly in winter. There would also be an impact on the setting in which the Cottage is appreciated by those approaching along the access drive from Ditchling Road. NPPF: LSH, MID.
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Low/Medium	
9 - Trees/TPOs	Low/Medium	

Site Selection - Housing

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

None

Safe access to site already exists

12 - Deliverability

13 - Infrastructure

Part 3 - Sustainability / Access to Services

14 - Education

More than 20 Minute Walk

15 - Health

15-20 Minute Walk

16 - Services

15-20 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Positive effects are anticipated in relation to the housing and economic SA objectives but the potential for negative effects is anticipated in relation to the countryside and historic SA objectives, reflecting the site's location on the urban rural fringe.

Notes

Part 5 - Conclusion

Summary

The site is at the southern perimeter of Haywards Heath and as such is likely to be more than a 20 minute walk to services and facilities. Additionally, there is a degree of landscape sensitivity by virtue of the site's location at the entrance to the town and by the contribution it currently makes to the character of the southern approach. However, in the context of Haywards Heath being a Category 1 settlement and mindful of the existing development activity at the adjacent parcel of land it is considered that the site offers a sustainable location for growth on balance.

Recommendation

Site is proposed for allocation.

Site Selection - Housing

Haywards Heath

ID **842** Land adjacent to Great Haywards, Amberly Close, Haywards Heath



Site Details

Units: **5** Site Area (ha): **0.31**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	Local Wildlife Site - SWT Mitigation	This site is nearby to Catt's Wood complex and meadow's. It appears that the closest portion of the LWS to the SHELAA has been destroyed by development, therefore it is vital the remaining LWS is retained and protected. Consideration to the following: impacts of disturbance of the LWS arising from people and pets, impacts on connectivity, impacts of light and noise pollution.
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (High)	Planning permission has been refused on several occasions for housing development on this site due to the impact on the setting of the listed house and barn. Development on the site remains contentious due to the associated loss of the open and rural nature of this part of the setting of the farmstead, which makes a positive contribution to the special interest of the buildings and the manner in which this is appreciated. NPPF:LSH, HIGH
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	High	Within built-up area
9 - Trees/TPOs	Low/Medium	

Part 2 - Deliverability Considerations

Site Selection - Housing

10 - Highways		
11 - Local Road/Access	Minor - Improve	Safe access is not available but potential exists to easily gain access
12 - Deliverability	Reasonable prospect developability	Site is in control of a housebuilder. Full application Feb 2020. First completions September 2021.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	15-20 Minute Walk	The site is at the minimum threshold for inclusion in the SHELAA and given the demonstrable need for buffering or other accommodation of the listed building setting there is potential that the deliverable yield would fall below this minimum. The site's urban context and general policy compliance is considered to give it potential to come forward as windfall development.
15 - Health	10-15 Minute Walk	
16 - Services	10-15 Minute Walk	
17 - Public Transport	Good	

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

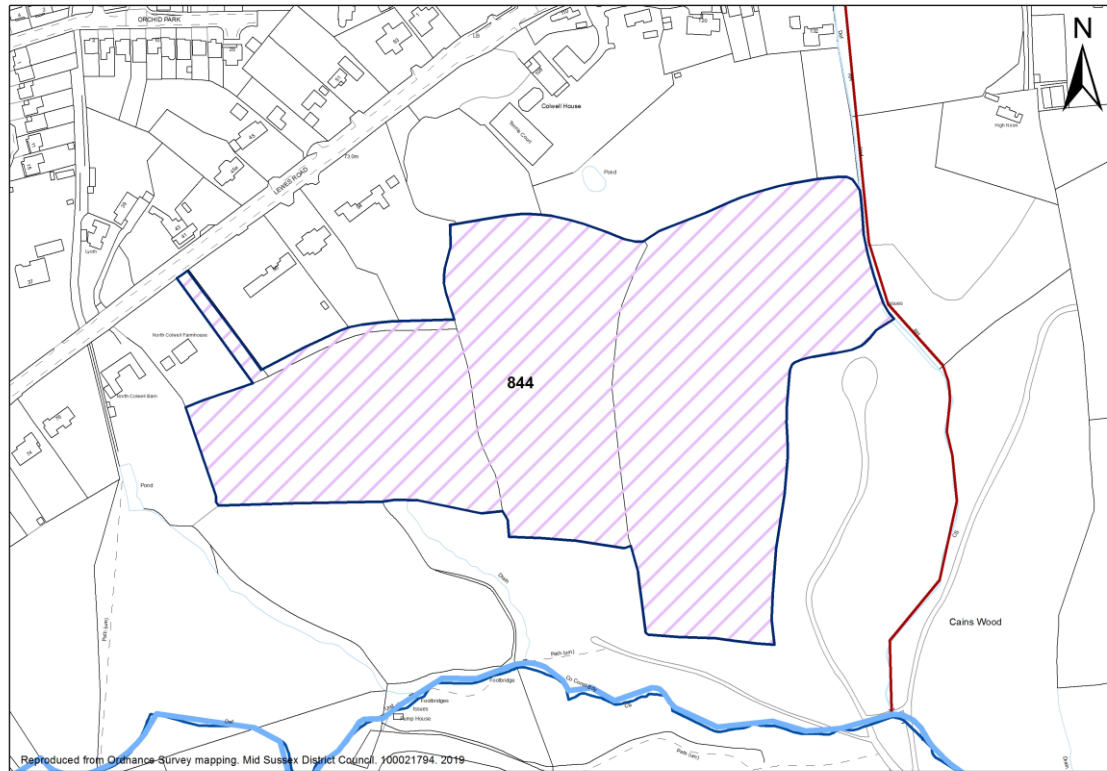
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Haywards Heath

ID **844** Land at North Colwell Farm, Lewes Road, Haywards Heath



Site Details

Units: **150** Site Area (ha): **5**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	Adjacent	
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	Colwell House, Lewes Road, although separated from the rear of the grounds to Colwell House by a field, development on the site is also likely to have an impact on the outlook to the rear of this listed building. This would have a potentially detrimental effect on the manner in which the special interest of the house as the mid 19th century country villa is appreciated. NPPF:LSH, LOW-MID
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (High)	The proposed site lies to the south of Lewes Road in a back land position. Development on this site would be contrary to the established pattern of development of this part of the Conservation Area and would detract from the rurality of the setting, which contributes positively to the manner in which the special interest of the Area is appreciated. NPPF:LSH, MID
7 - Archaeology	None	
8 - Landscape	Low/Medium	
9 - Trees/TPOs	Low/Medium	

Part 2 - Deliverability Considerations

Site Selection - Housing

10 - Highways		
11 - Local Road/Access	Minor - Improve	Safe access is not available but potential exists to easily gain access
12 - Deliverability	Reasonable prospect developability	No house builder in control of site but discussions underway. Outline submission 2019. First completions 2021/22.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	15-20 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	15-20 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Policy E5: Local Gap	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

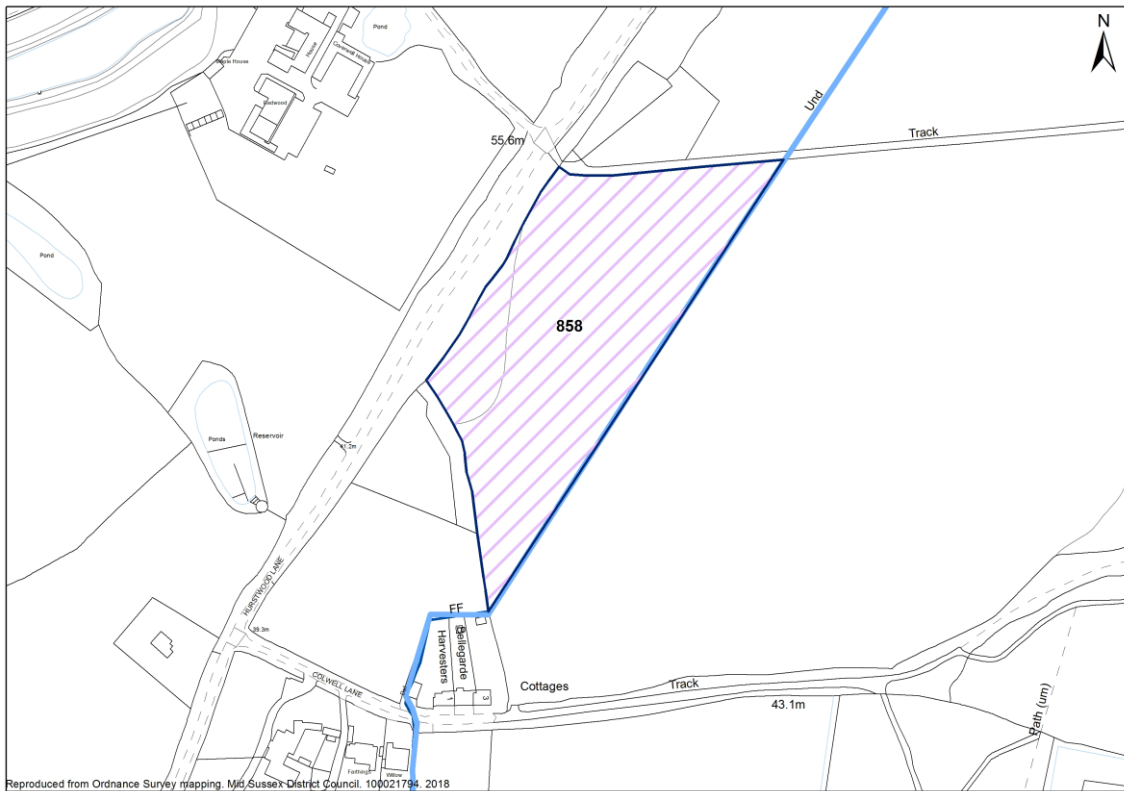
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Haywards Heath

ID **858** Land at Hurstwood Lane, Haywards Heath



Site Details

Units: **45** Site Area (ha): **1.5**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Low/Medium	
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	Safe access is not available but potential exists to easily gain access
12 - Deliverability	Reasonable prospect developability	No option agreement in place. Contractual arrangement will be sought if positively assessed. Potential for extension to Hurst Farm development. Outline application April 2021. First completions December 2023.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Site Selection - Housing

Part 3 - Sustainability / Access to Services

14 - Education More than 20 Minute Walk

15 - Health More than 20 Minute Walk

16 - Services 10-15 Minute Walk

17 - Public Transport Poor

Note: Hurst Farm development likely to provide additional facilities in this area. Application DM/17/2739 is on an adjacent site and will deliver up to 375 homes plus infrastructure if approved. No decision reached as at July 2019.

Part 4 - Other Considerations

Neighbourhood Plan

Policy L3: Allocated as open space

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

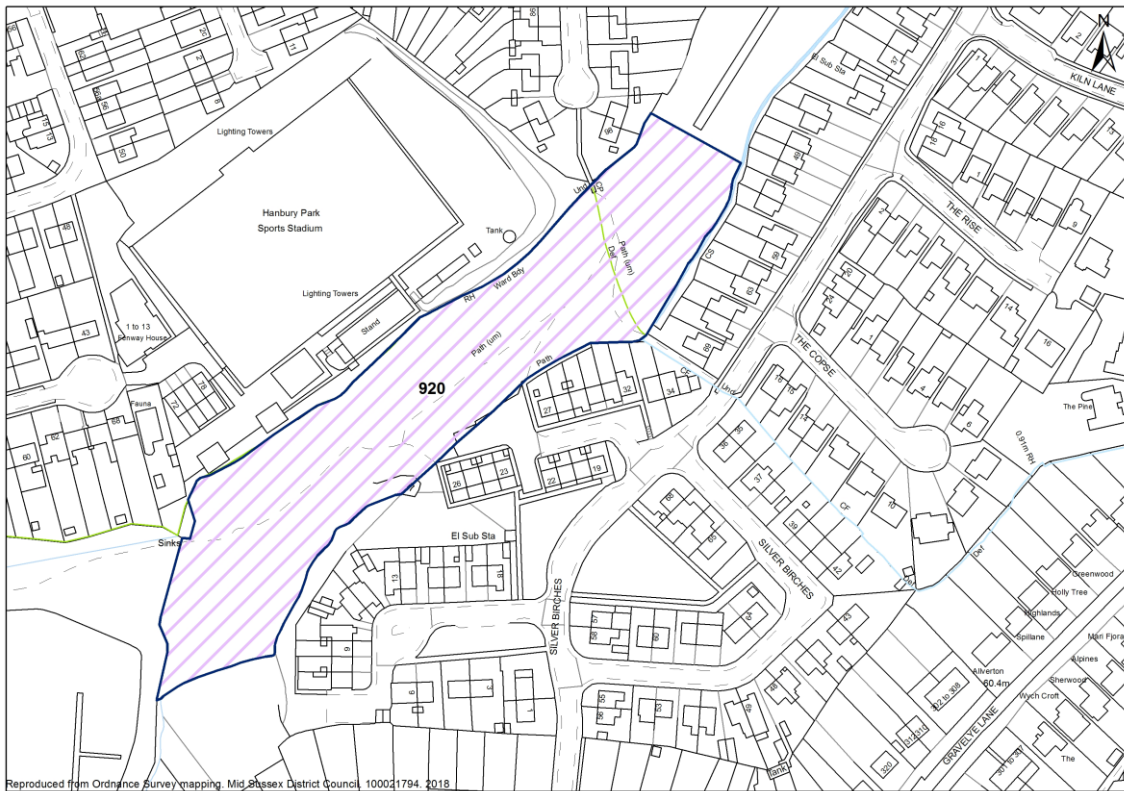
The assessment finds that the site is not suitable for allocation.

Recommendation

Site is not proposed for allocation.

Haywards Heath

ID **920** Land at Silver Birches, Haywards Heath



Site Details

Units: **22** Site Area (ha): **0.75**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	Local Wildlife Site - SWT Mitigation	<p>This site is nearby Western Road Cemetery. We acknowledge that a cemetery may have some level of existing recreational use but consideration of increased recreational pressure and isolation of habitats needs to be considered. To the north of the SHELAA is Eastern Road Local Nature Reserve. MSDC to consider management plans that are in place so the impacts from development can be assessed. consider further impacts of disturbance of the LWS and Ancient woodland arising from people and domestic pets, connectivity, light and noise pollution, appropriate buffer and cumulative impact.</p> <p>This site is adjacent o the Worth Way. The SHELAA should be redrawn to remove the section of LWS. The site is an important recreational route and therefore consideration needs to be given to additional recreational disturbance to its habitats. We note that approximately 50% of SHELAA is deciduous woodland which is functionally linked to LWS, which contains Ancient Woodland to the south. We therefore question the suitability of allocating a site of unknown ecological value. Further consideration be given to impacts of disturbance on LWS and Ancient Woodland from people and pets, impacts on connectivity, impacts of light and noise pollution, need for Ancient Woodland buffer.</p>

Site Selection - Housing

5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	High	Site is within the Built-up Area
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Safe access is not available but potential exists to easily gain access
12 - Deliverability	Reasonable prospect developability	No house builder in control of site, to be bought forward by land owner.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Good

Part 4 - Other Considerations

Neighbourhood Plan Previous Local Plan allocation as Informal Open Space	Minerals Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes

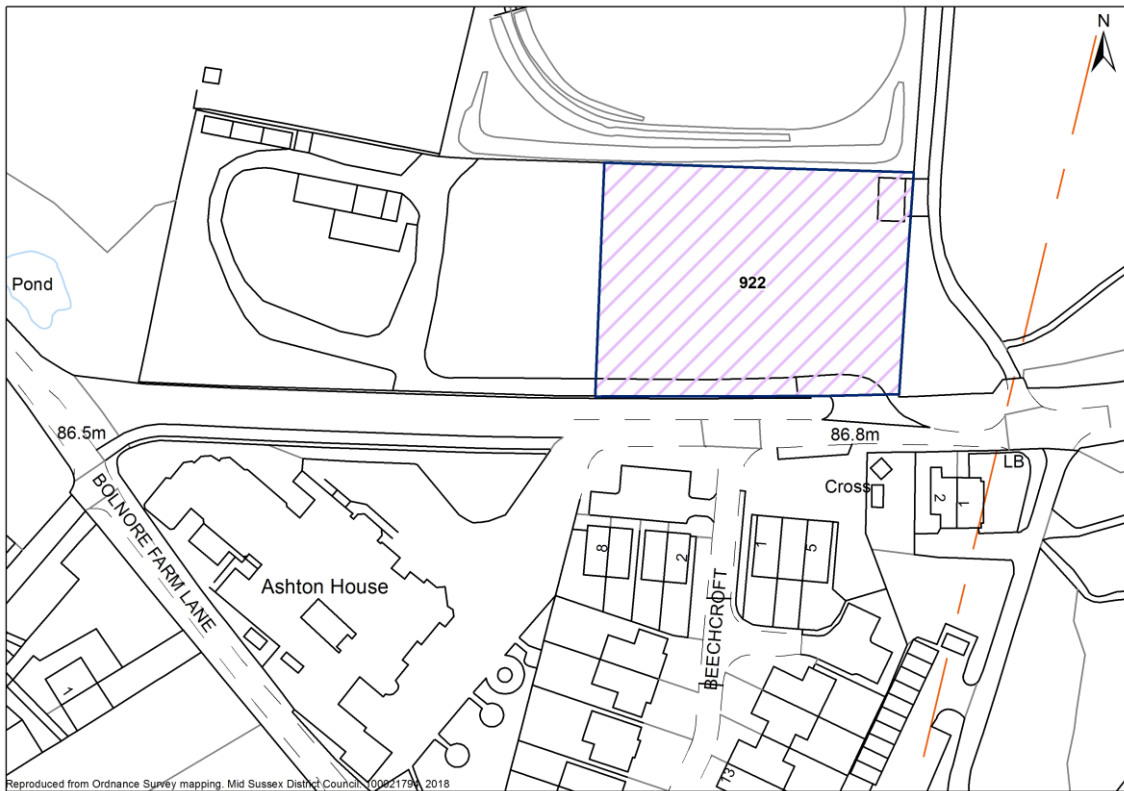
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Haywards Heath

ID **922** Additional land at Beech Hurst, Bolnore Road



Site Details

Units: **6** Site Area (ha): **0.28**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	Archaeological interest: approximate alignment of Roman road to east (ANA). - The exact alignment of the Roman road is not certainly known and may run through this site.
8 - Landscape	High	Within built-up area
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Uncertain developability	Not available for development.
13 - Infrastructure	Infrastructure capacity	NO Developer Questionnaire - assumed normal contributions apply.

Site Selection - Housing

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Good

Part 4 - Other Considerations

Neighbourhood Plan

Considered as a potential site during the Neighbourhood Plan process, removed by examiner.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

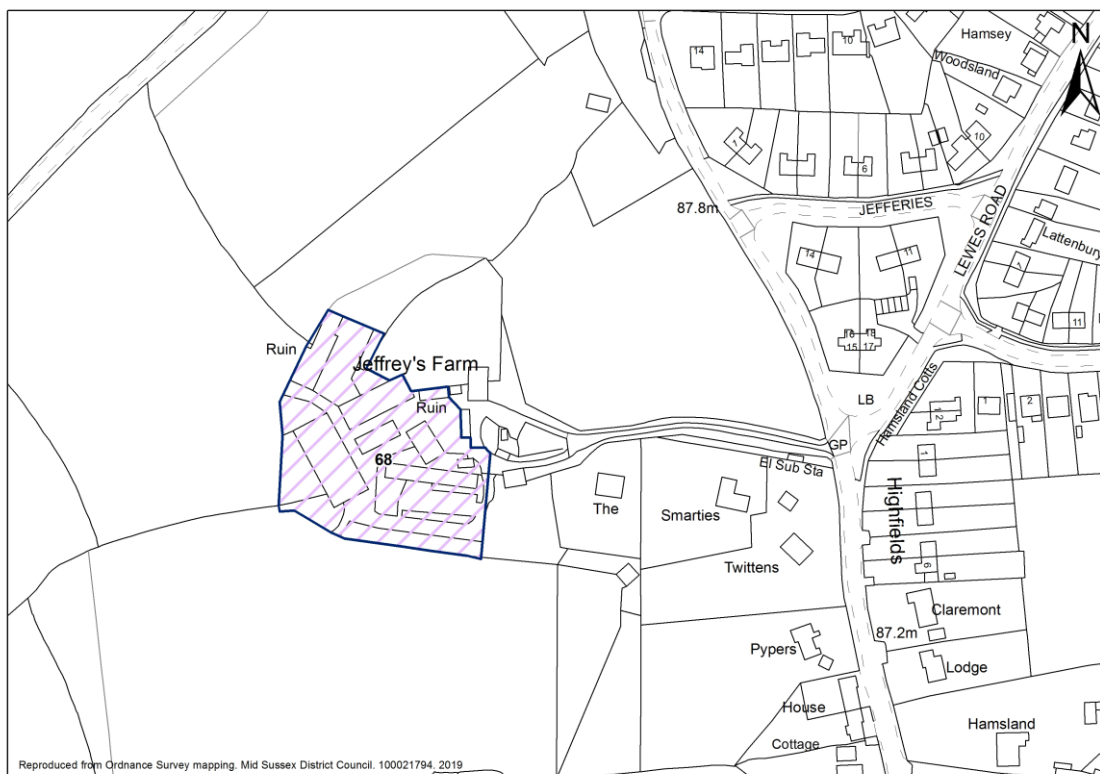
Notes

Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Horsted Keynes

ID **68** Farm buildings, Jeffreys Farm, Horsted Keynes



Site Details

Units: **6** Site Area (ha): **0.75**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Low impact	Low impact on AONB provided the design of the development reflects a farmstead model. Reasonably flat farmyard of mainly modern buildings. No watercourses mapped. Originally farm buildings for historic farmstead Jeffrey's Farm. Separated from main village by farmland and Sugar Lane. Design of development would need to reflect farmstead model rather than sub-urban layout. Sugar Lane is a historic routeway. No woodland on or adjacent to site but mature trees on boundaries and within site. Not classified as a field in the Historic Landscape Characterisation. Secluded site with limited public views.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to walkover survey and historic building assessment and findings thereof. Before submission of planning application: desk based assessment, walkover survey, and (if appropriate) historic building assessment.
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)

Site Selection - Housing

9 - Trees/TPOs

Low/Medium

There are a number of trees within the site boundaries.

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Severe

In this location, securing a suitable form of access is unlikely because it is anticipated that there could be significant conflict with the existing junction (creating a crossroads), and achieving an appropriate level of visibility is unlikely because of physical constraints and third party land ownership. Insufficient provisions in the locality suggest that the site is likely to be over reliant on private car use.

12 - Deliverability

Reasonable prospect
developability

No option agreement in place but working on submitting a planning application. First completions October 2020.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - Normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

15-20 Minute Walk

15 - Health

More than 20 Minute Walk

16 - Services

10-15 Minute Walk

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

Allocated in withdrawn Plan for residential. HK18 for 6 units.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

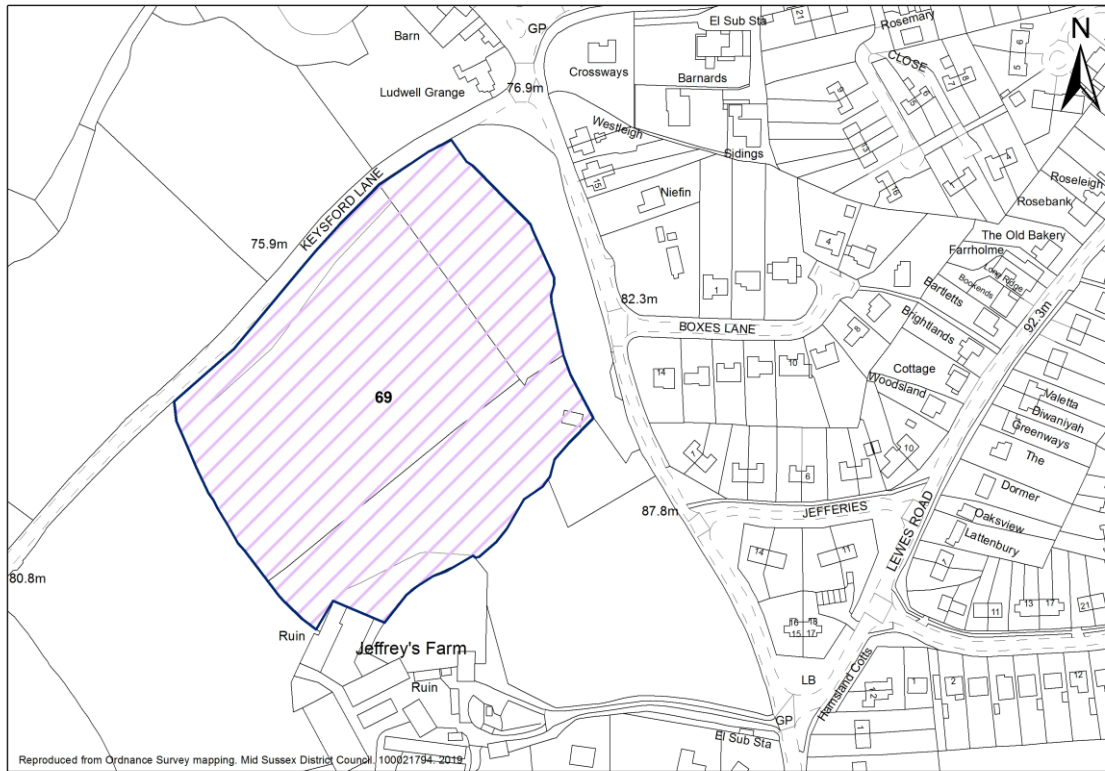
The assessment finds that the site is not suitable for allocation.

Recommendation

Site is not proposed for allocation.

Horsted Keynes

ID **69** Jeffrey's Farm Northern Fields (Ludwell Field adj Keysford and Sugar Lane)



Site Details

Units: **22** Site Area (ha): **2.43**

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	High impact on AONB as development would be out of character with the settlement pattern of Horsted Keynes. Undulating field to the north of the farmyard site. No watercourses mapped. Jeffrey's Farm is a historic farmstead separated from the village by Sugar Lane. The western side of the lane is characterised by dispersed settlement and development of this site would be uncharacteristic of this area. Sugar Lane and Keysford Lane are historic routeways. Mature trees on field boundaries and a dense screen of trees along Sugar Lane and at the junction with Keysford Lane which probably marks the original wider junction for driving stock. Post medieval field system due to more recent field amalgamations. Given the probable age of Jeffrey's Farmhouse it is likely that the whole farmstead is medieval in origin. Very limited views into the site from routeways due to mature hedgerows and trees.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site.
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Medium)	Ludwell Grange - although the site is fairly well screened in views from the north and east as a result of the local topography and the hedge along the boundary of Keysford Lane, some views of the site from the upstairs rear windows of the farmhouse can be

Site Selection - Housing

afforded through gaps in the hedgeline, particularly in winter months. The rural lanes and countryside surrounding Ludwell Grange make a positive contribution to its setting and the manner in which its special interest as a former farmhouse in an original rural setting is appreciated. Development on the site would therefore cause some harm to this rural setting. There would be a higher level of harm if a new access was needed to be created from Keysford Lane or through the tree belt on Sugar Lane which would open up the site to wider view. This would impact on the rural character of the approach to Ludwell Grange along either of these lanes.

Boxes Farm - the former farmhouse lies opposite the site along Sugar Lane and overlooks the tree belt that forms the eastern boundary of the site. This belt of trees with countryside behind provides a remnant of the former rural setting that would have once surrounded this farmhouse and therefore assumes a greater value because of this. While the tree belt is well established, there are some views through the gaps to the site behind, particularly in winter months. If access to this site was provided along this lane, then the site would be even more open to view. Development on the site would therefore cause some harm to the last vestige of the rural setting to this building and to the understanding of its special interest as a former rural farmhouse in a countryside setting. NPPF: Less than substantial harm, mid.

6 - Conservation Area	None	There are no conservation area within or adjacent to the site.
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Trees subject to a Tree Preservation Order along the eastern boundary of the site along Sugar Lane, adjacent to the site boundary. Various trees along the site boundaries.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	Subject to technical assessment, provision of a suitable form of access may be achievable. However, the site would require justification in sustainability terms as there is likely to be a reliance on the private car in this location.
12 - Deliverability	Reasonable prospect developability	Site is not in control of house builder, but owners have been approached by developers.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Withdrawn plan HK1 - Built up area boundary, outside built up area boundary.	Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Site Selection - Housing

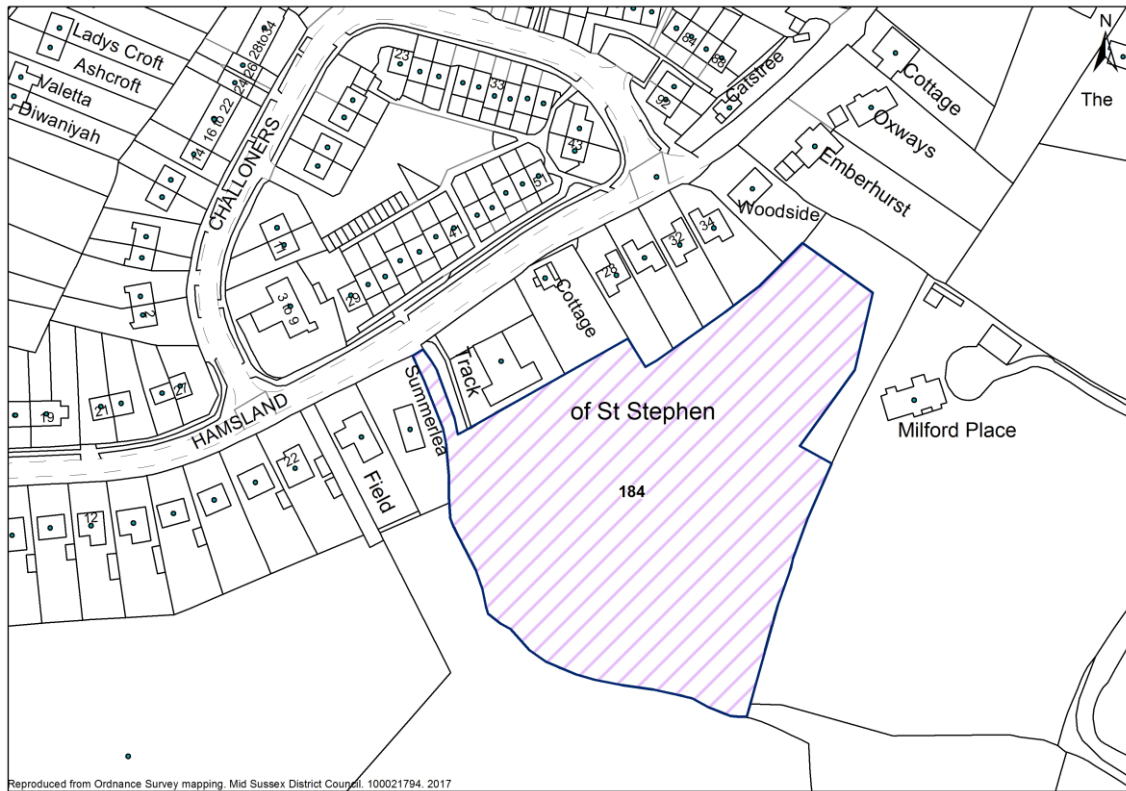
Waste	Environmental Health
Waste and waste water considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Horsted Keynes

ID **184** Land south of St. Stephens Church, Hamsland, Horsted Keynes



Reproduced from Ordnance Survey mapping, Mid Sussex District Council, 100021794, 2017

Site Details

Units: **30** Site Area (ha): **1.13**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Low impact	Low impact on AONB. Reasonably flat site but high. No watercourses mapped. Immediately to south of modern development in Hamsland. Reasonably well-related to village depending on design. Hamsland follows the route of a historic PROW. No woodland on or adjacent to site but mature trees on boundaries and within site. Part of a medieval field system according to HLC, but not intact due to church and development inserted along Hamsland. Some limited views from Hamsland.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	The site supports views to and from the Grade II listed 'Wyatts' to the south east and is considered to be within the wider setting of the listed building.
6 - Conservation Area	None	15m from CA boundary.
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: geophysical survey: appropriate archaeological mitigation arising from results.
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Trees along site boundaries to south and west.

Site Selection - Housing

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Access to site can be achieved.
12 - Deliverability	Developable	Site is in control of housebuilder. Pre-app 2019 subject to DPD progress. First completions 2021.
13 - Infrastructure	Potential to improve Infrastructure	Potential for improvements to existing highway at Hamsland.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
withdrawn plan HK1 - Built up area boundary, outside built up area boundary.	No minerals considerations identified.
Waste	Environmental Health
No water or wastewater considerations identified	No environmental health considerations identified.
Sustainability Appraisal	Notes
Major positive effects are anticipated in relation the housing and regeneration SA objectives, along with the education and retail objectives in light of the site's proximity to key services. The site is anticipated to have a minor negative effect on land use and countryside.	

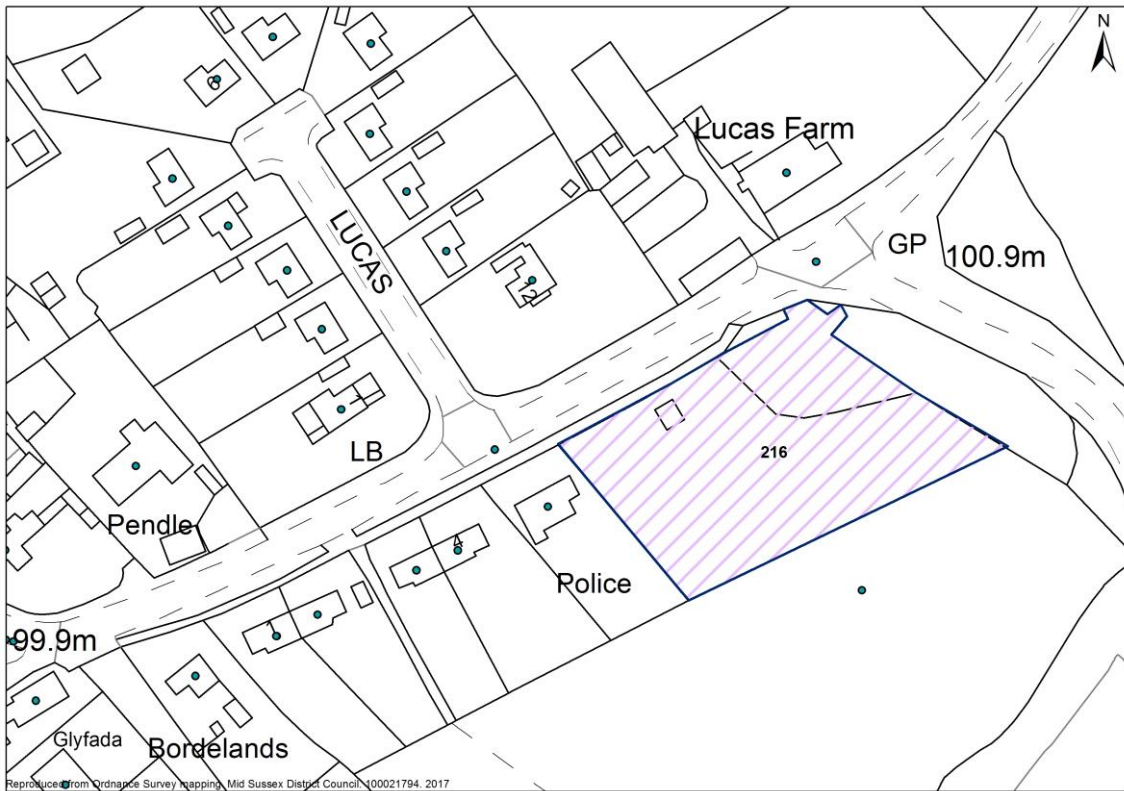
Part 5 - Conclusion

Summary	The site is reasonably well related to the existing built area of Horstead Keynes and has low potential for harm to the AONB. It is free of biodiversity and heritage constraints, is walking distance to local village services and the village school and has no constraints to achieving access. It is noted that the site is not well served by public transport, but this does not differentiate it from other site options at Horstead Keynes and its proximity to local services is considered to partially mitigate this.
Recommendation	Site is proposed for allocation.

Site Selection - Housing

Horsted Keynes

ID **216** Land at Police House Field, Birch Grove Road/Danehill Lane, Horsted Keynes



Site Details

Units: Site Area (ha):

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	Moderate impact on AONB due to potential impact on historic routeway junction and difficulty of accommodating 10 units in a linear way. A lower number of units could reduce the impact. Reasonably flat site but high. No watercourses mapped. Adjacent to a row of houses of varying ages. Reasonably well-related to village depending on design, which should be linear in character with existing development. This could reduce capacity. Birchgrove Road and Danehill Lane are both historic routeways. No Ancient Woodland on or adjacent to site but there is a small copse around the junction of routeways which probably marks the original wider junction for driving stock. Part of a medieval field system according to HLC, albeit not intact due to development inserted along Birchgrove Road. Some limited views from Birchgrove Road, Danehill Lane screened by trees.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	Listed building opposite site.
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and

Site Selection - Housing

mitigation. Before submission of planning application: Desk-based Assessment, Walkover survey of site of former farmyard, geophysical survey of field and mitigation strategy arising.

8 - Landscape

AONB

Site is within the High Weald AONB (assessed under criterion 1)

9 - Trees/TPOs

Low/Medium

Trees along the eastern boundary of the site.

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Minor - Improve

Safe access is not available but potential exists to easily gain access

12 - Deliverability

Reasonable prospect developability

Owners want to secure allocation or planning permission before entering into an option agreement. Pre - app Oct 2019. First completions Jan 2024.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - Normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

More than 20 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

Withdrawn Neighbourhood Plan HK17 allocated for 10 dwellings.

Minerals

No minerals considerations identified.

Waste

No water or wastewater considerations identified

Environmental Health

No environmental health considerations identified.

Sustainability Appraisal

Major positive effects are anticipated in relation the housing and regeneration SA objectives, along with the education and retail objectives in light of the site's proximity to key services. The site is within the AONB and the potential for major negative effects on countryside is therefore identified.

Notes

Part 5 - Conclusion

Summary

The site now forms part of the larger Site 807 and is not considered for allocation in isolation.

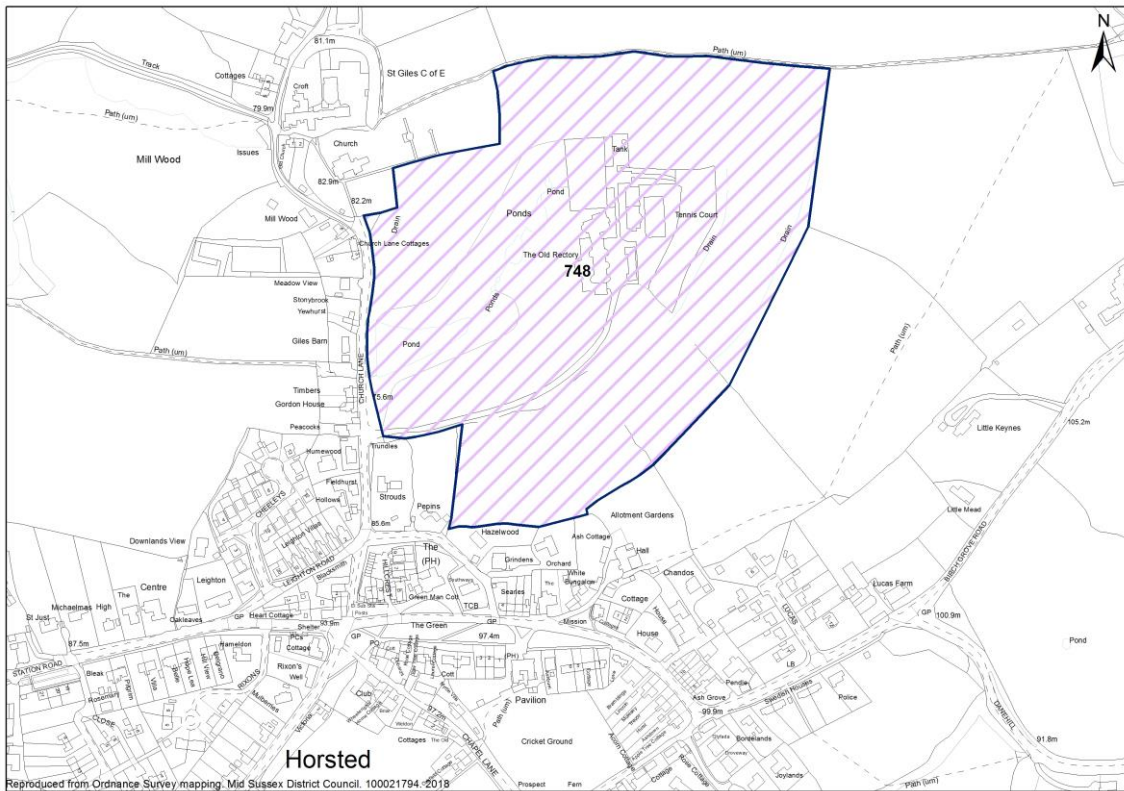
Recommendation

The site now forms part of the larger Site 807 and is not considered for allocation in isolation.

Site Selection - Housing

Horsted Keynes

ID **748** **The Old Rectory, Church Lane, Horsted Keynes**



Site Details

Units: **30** Site Area (ha): **1**

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	High impact on the AONB due to damage to the settlement pattern of a Saxon village around the Church and a later medieval village around the intersecting routeways and commons to the south. Conversion of existing buildings would have low impact on the AONB. High and quite steep site currently forming grounds to the Old Rectory. Pond mapped to west of Old Rectory with springs feeding into it. Part of the Saxon settlement around the Church and original location of the Manor House (now occupied by the school). Whilst conversion of the house to smaller apartments and conversion of existing outbuildings may be appropriate, building in the grounds of the house would detract from the setting of the Church and this original part of the village. Church Lane is a historic routeway. No woodland on or adjacent to site but mature trees on boundaries and within site. Post medieval field system due to alterations connected with creating the grounds of the 18th century Rectory. Site is very visible from Church Lane and the Church itself and forms part of the gap between the Saxon and later medieval village. Its development would detract from the public enjoyment of this historic landscape.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site

Site Selection - Housing

5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	Further comments sought.
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Low)	Further comments sought.
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Numerous trees across the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Safe access to site already exists. The site is accessed from Church Lane, a narrow lane. Further work needs to be done to understand how many dwellings could be accessed from Church lane.
12 - Deliverability		
13 - Infrastructure		

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan	Withdrawn plan HK1 - Built up area boundary, outside built up area boundary.	Minerals	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes	

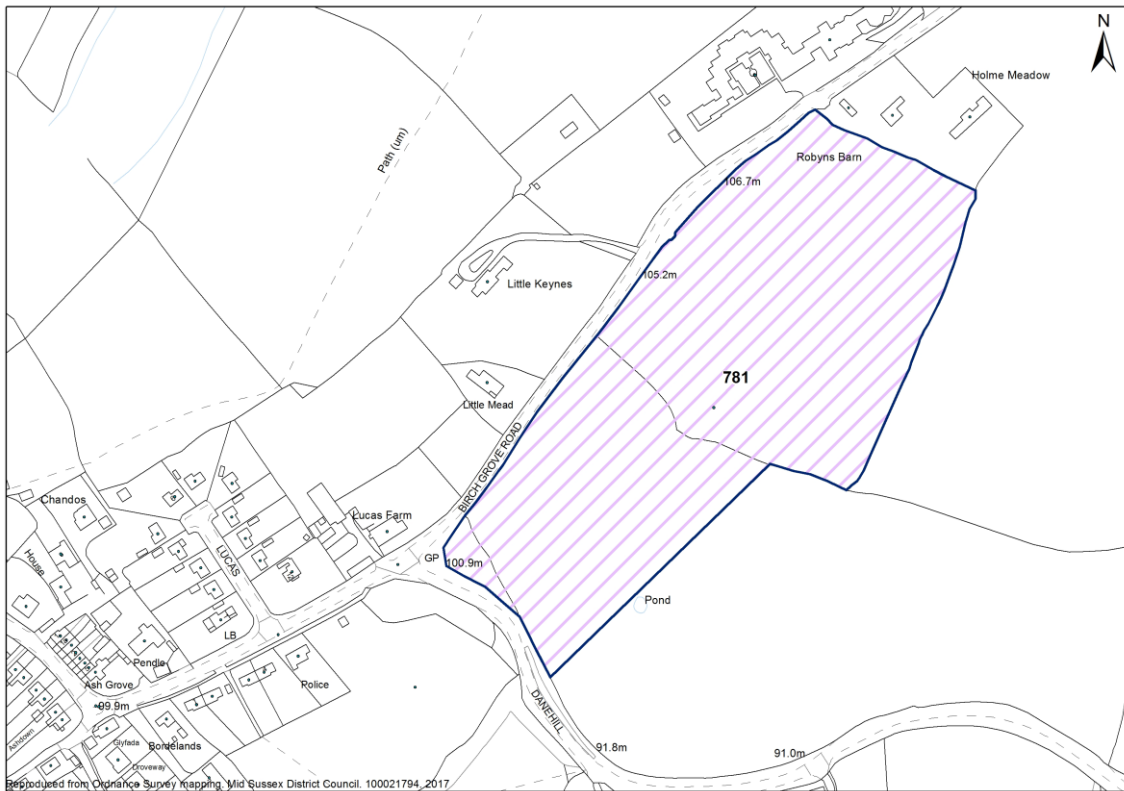
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Horsted Keynes

ID **781** Land to the south of Robyns Barn, Birchgrove Road, Horsted Keynes



Site Details

Units: **45** Site Area (ha): **1.5**

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	High impact on AONB due to loss of medieval fields and development out of character with the settlement pattern of Horsted Keynes. Reasonably flat site with a pond to the south. Separated from the village by Danehill Lane in an area of open countryside with occasional farmsteads and a large home for older people to the north-east. Danehill Lane forms a strong boundary to the village and development beyond it would be uncharacteristic of the settlement pattern. Birchgrove Road and Danehill Lane are historic routeways. No woodland on or adjacent to the site but some mature trees in field boundaries. Part of a medieval field system. Site can be viewed from adjacent routeways, especially from the junction of Birchgrove Road and Danehill Lane.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	Listed building across the road from south western corner of site.
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)

Site Selection - Housing

9 - Trees/TPOs	Low/Medium	Various trees within and around edges of the site.
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Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Safe access is not available but potential exists to easily gain access
12 - Deliverability	Developable	Site is in control of housebuilder. Outline application June 2019. First completions October 2021.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan Withdrawn plan HK1 - Built up area boundary, outside built up area boundary.	Minerals Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes

Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Horsted Keynes

ID **807** Land South of The Old Police House, Birchgrove Road, Horsted Keynes



Site Details

Units: **25** Site Area (ha): **1.23**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	High impact on AONB due to loss of medieval fields and development too isolated and separate from existing village core uncharacteristic of its settlement pattern. If access available from Birchgrove Road and development restricted to northern field, impact would be moderate. Slightly sloping to south, no watercourses mapped. Site comprises two fields to the south of row of houses along Birchgrove Road. The northerly field is better related to the settlement than the southerly one. Access via Birchgrove Road (via site 216) would be needed to integrate with the village. Access onto Danehill Lane would make development too isolated and separate from existing village core. Birchgrove Road and Danehill Lane are historic routeways. No woodland on or adjacent to the site but some mature trees in field boundaries. Part of a medieval field system. Limited view of site from Danehill Lane access.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Medium)	Grade II-listed Lucas Farm is located to the north of the site
6 - Conservation Area	Impact on CA - Less Than	Small part of western boundary of the site is adjacent to the

Site Selection - Housing

	Substantial Harm (Low)	Conservation Area. Further comments sought.
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Numerous trees along field boundaries.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Access via site 216 to the north.
12 - Deliverability	Reasonable prospect developability	Owners want to secure allocation or planning permission before entering into an option agreement. Pre - app Oct 2019. First completions Jan 2024.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan Withdrawn plan HK1 - Built up area boundary, outside built up area boundary.	Minerals No minerals considerations identified.
Waste No water or wastewater considerations identified	Environmental Health Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal Major positive effects are anticipated in relation the housing and regeneration SA objectives, along with the education and retail objectives in light of the site's proximity to key services. The site is within the AONB and the potential for major negative effects on countryside is therefore identified.	Notes

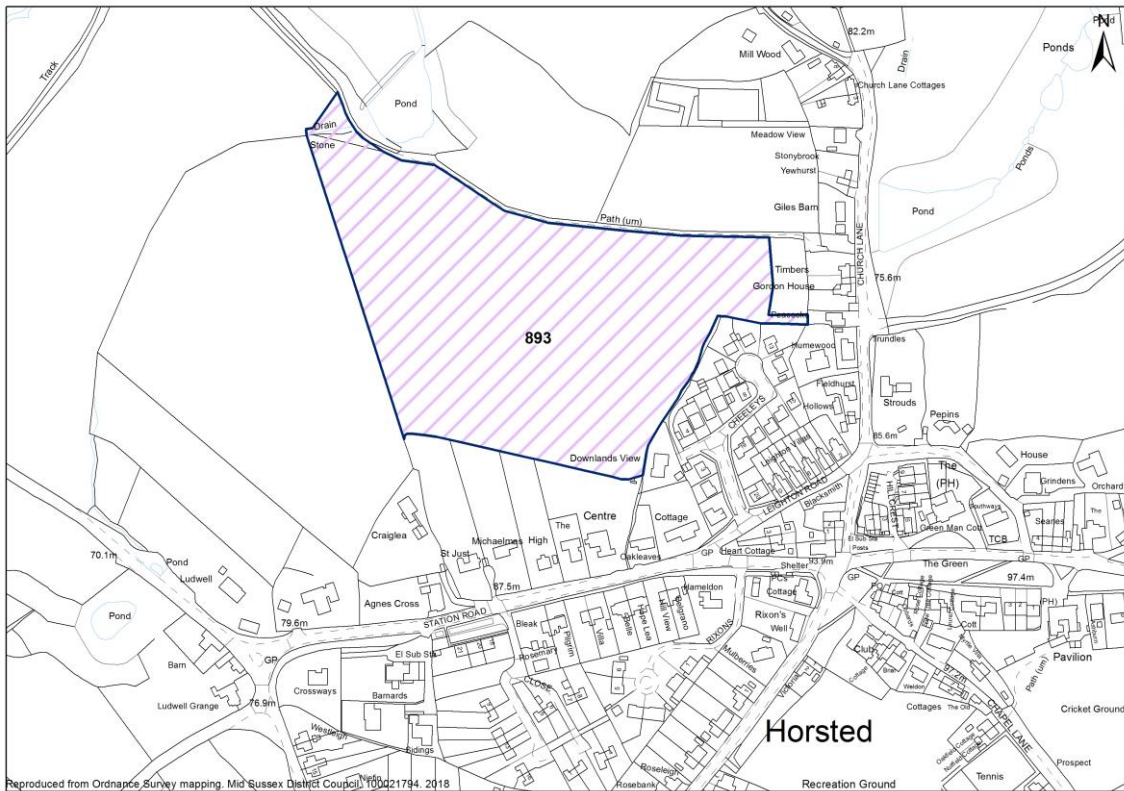
Part 5 - Conclusion

Summary	The site incorporates the smaller Site 216 which provides access to Birchgrove Road. The site is free of biodiversity and flood risk constraints and safe access could likely be provided directly onto the adjacent Birchgrove Road. The site is within the AONB and occupies a prominent position at the entrance to the village. However, development of a density and layout which reflects the existing settlement pattern could have potential to present as a natural extension of the built area, with a robust eastern boundary provided by Danehill Lane. Impact on the AONB could be minimal on the basis of sensitive design and layout as the site is already adjacent to the built area of the village. The site is within walking distance to local service and the local primary school.
Recommendation	Site is proposed for allocation.

Site Selection - Housing

Horsted Keynes

ID **893** Land west of Church Lane, Horsted Keynes



Site Details

Units: **38** Site Area (ha): **1.3**

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	High impact on the AONB due to damage to the settlement pattern of a Saxon village around the Church and a later medieval village around the intersecting routeways and commons to the south. Very steep site sloping down to north boundary. Pond in north-east corner. Part of the gap between the Saxon settlement around the Church and original location of the Manor House (now occupied by the school) and the later medieval village around the intersecting routeways and commons to the south. Church Lane is a historic routeway. A historic PROW runs along the north boundary. No woodland on the site but Ancient Woodland to the east and downstream from the pond. Post medieval field system due to amalgamation of smaller fields. Site is very visible from the PROW. Its development would detract from the public enjoyment of this historic landscape.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Low)	Entrance to the site adjacent to Conservation Area. Access to site involves demolition of building in Conservation Area. No further comments sought, See objections to planning application

Site Selection - Housing

DM/17/4913.

7 - Archaeology None

8 - Landscape AONB

Site is within the High Weald AONB (assessed under criterion 1)

9 - Trees/TPOs Low/Medium

A couple of trees along the site boundary.

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access Significant – Uncertain

Access to site involves demolition of building in Conservation Area.

12 - Deliverability

13 - Infrastructure

Part 3 - Sustainability / Access to Services

14 - Education Less Than 10 Minute Walk

15 - Health More than 20 Minute Walk

16 - Services Less Than 10 Minute Walk

17 - Public Transport Poor

Part 4 - Other Considerations

Neighbourhood Plan

Withdrawn plan HK1 - Built up area boundary, outside built up area boundary.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

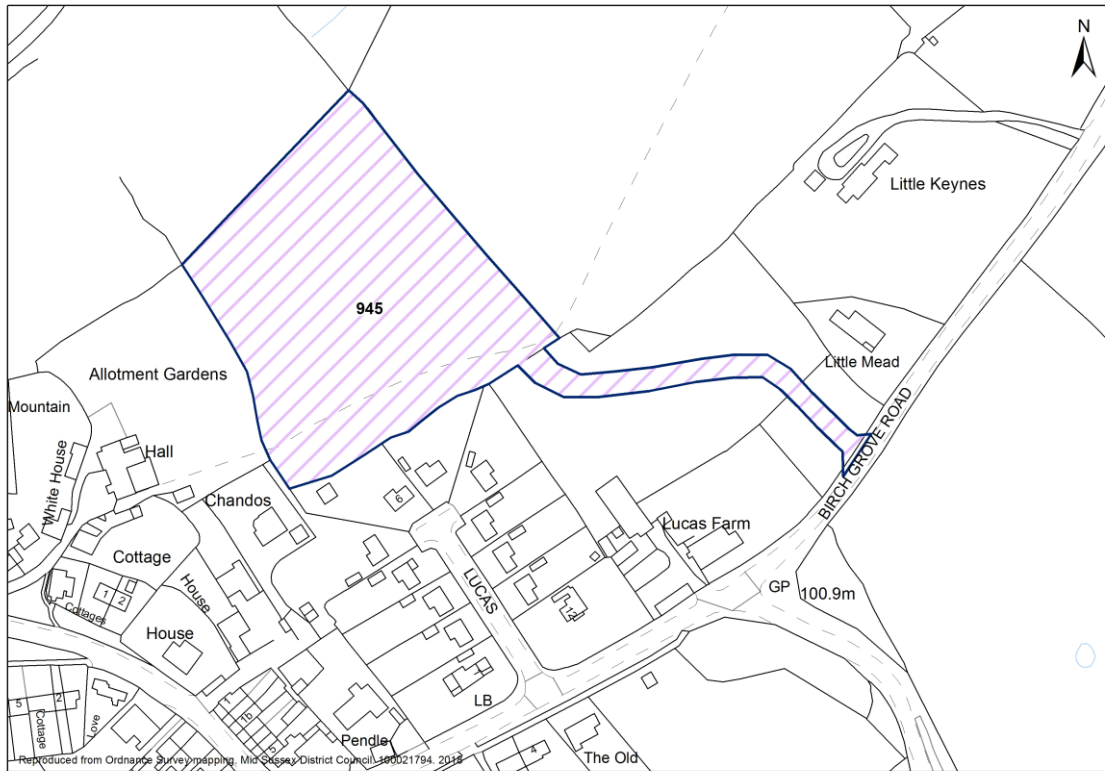
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Horsted Keynes

ID Lucas Farm, Birch Grove Road, Horsted Keynes



Site Details

Units: Site Area (ha):

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	High impact on AONB due to loss of and damage to medieval fields, development difficult to integrate into village due to lack of direct road access, location of access point outside of the main settlement area and loss of public enjoyment of the countryside setting of the PROW. Reasonable flat field with no watercourses mapped. Field located behind Lucas Farm and small cul-de-sac known as Lucas. Access would be through field to the south-east onto Birch Grove Road. Poor integration with the village due to indirect access and location of access point outside of the main settlement area. Partly historic PROW runs through site. No woodland on or adjacent to site but mature trees in field boundaries. Site and access field are part of a medieval field system. Will be viewed from PROW so there will be loss of public enjoyment of the AONB.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	Access to site may impact on listed building at Lucas Farm. Further comments sought.
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Low)	Western boundary of the site is adjacent to Conservation Area. Further comments sought.

Site Selection - Housing

7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation to take place (geophysical survey), to inform an archaeological mitigation strategy.
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Trees along boundaries to the site. Removal of trees required to gain access to the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	Subject to technical assessment, provision of a suitable form of access may be achievable. However, the site would require justification in sustainability terms as there is likely to be a reliance on the private car in this location.
12 - Deliverability	Reasonable prospect developability	No housebuilder in control but will be sought once site allocated. Full application April 2024. First completions November 2026.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan	Withdrawn plan HK1 - Built up area boundary, outside built up area boundary.	Minerals	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes	

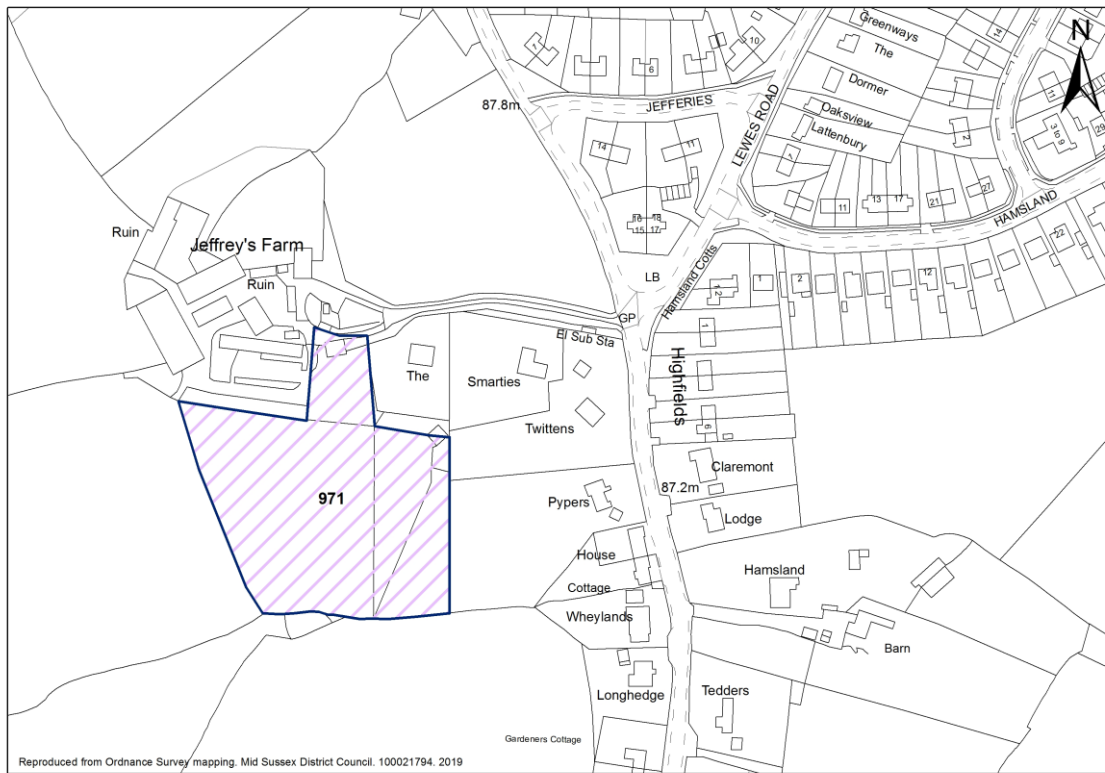
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Horsted Keynes

ID **971** Jeffrey's Farm Southern Fields



Site Details

Units: **20** Site Area (ha): **1.06**

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	High impact on AONB due to loss of medieval field and development out of character with the settlement pattern of Horsted Keynes. Undulating field to south of farmyard. No watercourses mapped. Jeffrey's Farm is a historic farmstead separated from the village by Sugar Lane. This site is detached from any existing part of the settlement. The western side of Sugar Lane is characterised by dispersed settlement and development of this site would be uncharacteristic of this area. Sugar Lane and Keysford Lane are historic routeways. There is an area of Ancient Woodland to the south-west of the site and mature trees on field boundaries. Part of medieval field system. Given the probable age of Jeffrey's Farmhouse it is likely that the whole farmstead is medieval in origin. No views into the site from public viewpoints due to mature hedgerows and trees and residential curtilages.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	15m Buffer only	
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site.
7 - Archaeology	None	

Site Selection - Housing

8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
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9 - Trees/TPOs	Low/Medium	Various trees across the site.
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Part 2 - Deliverability Considerations

10 - Highways		
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11 - Local Road/Access	Severe	Access via existing farm track. In this location, securing a suitable form of access is unlikely because it is anticipated that there could be significant conflict with the existing junction (creating a crossroads), and achieving an appropriate level of visibility is unlikely because of physical constraints and third party land ownership. Insufficient provisions in the locality suggest that the site is likely to be over reliant on private car use.
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12 - Deliverability	Reasonable prospect developability	Landowner has indicated that site is available in the longer term 10+ years.
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13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.
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Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk	
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15 - Health	More than 20 Minute Walk	
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16 - Services	Less Than 10 Minute Walk	
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17 - Public Transport	Poor	
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Part 4 - Other Considerations

Neighbourhood Plan	Withdrawn plan HK1 - Built up area boundary, outside built up area boundary.	Minerals	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
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Waste	Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
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Sustainability Appraisal	Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA	Notes	
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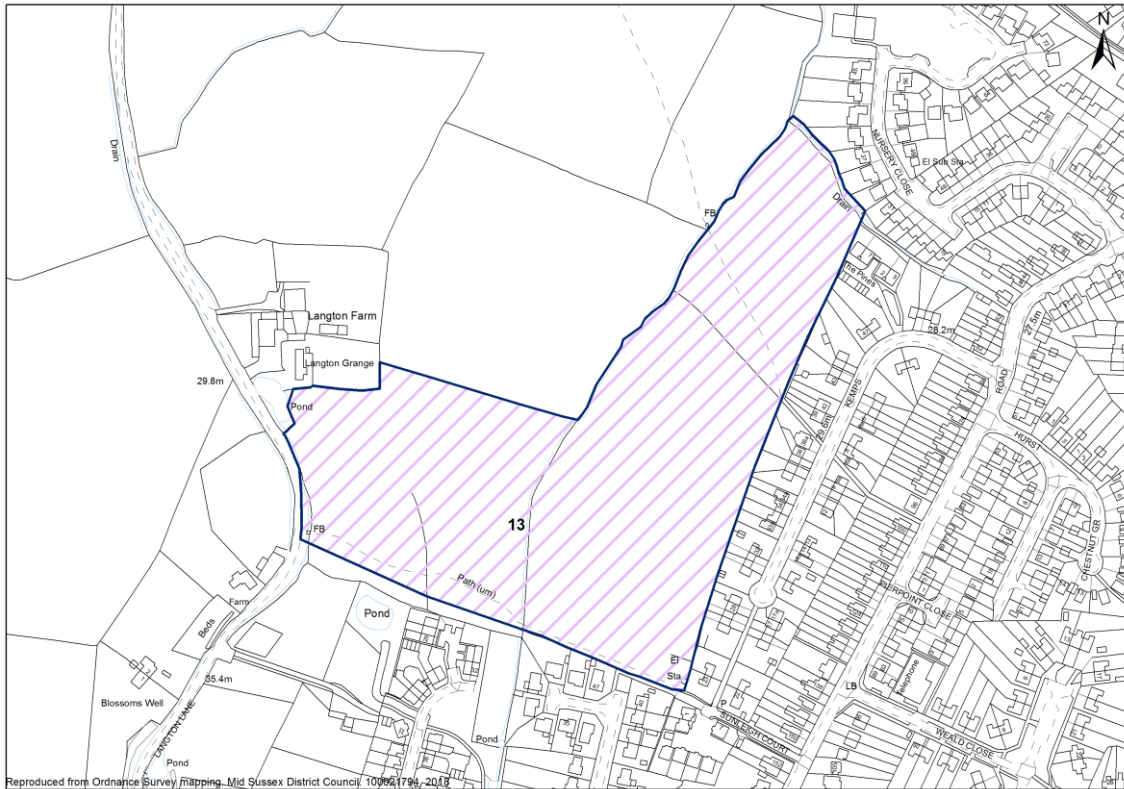
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
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Recommendation	Site is not proposed for allocation.
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Hurstpierpoint

ID **13** Land west of Kemps, Hurstpierpoint



Site Details

Units: **114** Site Area (ha): **3.8**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	There is a listed building adjacent to the site. Further information sought.
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Low)	The western boundary of the site abuts the Conservation Area. Further information sought.
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: geophysical survey; appropriate archaeological mitigation arising from results.
8 - Landscape	Low	This site has substantial landscape sensitivity and substantial landscape value. This site could be visible from the surrounding countryside and potentially the South Downs National Park. Loss of trees and hedgerows.
9 - Trees/TPOs	Low/Medium	6 TPO's on the north eastern boundary of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Significant - Improve	Access via Orchard Way is deemed possible, however further

Site Selection - Housing

investigation into third party land ownership, utilities and the re-provision of cycle lane will be required. If the land is within third party ownership, access will not be possible and should score a Red Assessment.

12 - Deliverability

Developable

Site in control of housebuilder. Pre -app June 2019. First completions Nov 2021.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - Normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

10-15 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

Policy Countryside H1 conserving and enhancing character. Policy Countryside H3 Local Gaps and Preventing Coalescence.

Minerals

No minerals considerations identified.

Waste

Development may require reinforcement of the sewerage network.

Environmental Health

No environmental health considerations identified.

Sustainability Appraisal

The site performs notably positively in relation to the housing and economic SA objectives, though poorly in relation to land use, countryside and historic SA objectives on the basis of its greenfield location in the setting of a Grade II*-listed farmhouse

Notes

Part 5 - Conclusion

Summary

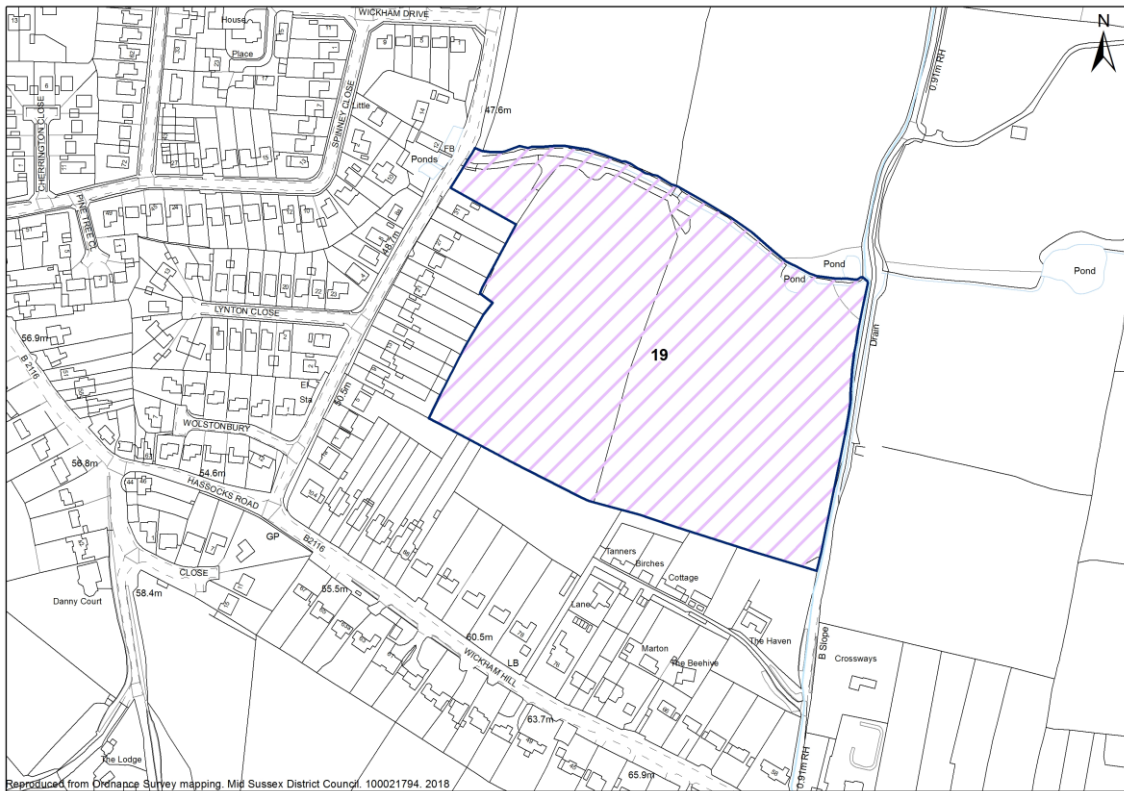
The site is largely free of significant biodiversity constraints. There is potential for negative effects on the historic environment as the Hurstpierpoint Conservation Area lies adjacent to the site, as well as a listed building and its setting. More significantly, the assessment identifies that the site has a high degree of sensitivity within the landscape, poor access to public transport and uncertain vehicular access. On the basis that Hurstpierpoint has a residual need of zero and that higher scoring sites elsewhere can help meet the residual need for Category 2 settlements the SA found that the site is unnecessary to allocate.

Recommendation

Site is not proposed for allocation.

Hurstpierpoint

ID **19** Land east of College Lane, Hurstpierpoint



Site Details

Units: **165** Site Area (ha): **5.5**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	Wickham Farmhouse - opposite site. Development would have detrimental impact on the currently open and rural nature of the fields and would cause less than substantial harm to the setting and special interest of the listed building. NPPF: LSH, MID.
6 - Conservation Area	None	The remaining open fields to the south of Hurst Wickham Barn make a positive contribution to the setting of the Area and provide separation from the spread of Hurstpierpoint. Development on the proposed site would therefore be considered to be detrimental to the setting of the Conservation Area. NPPF: LSH, MID.
7 - Archaeology	None	
8 - Landscape	Low	This site has substantial landscape sensitivity and substantial landscape value. This site could be visible from the surrounding countryside and potentially from the South Downs National Park. Loss of trees and hedgerows.
9 - Trees/TPOs	Low/Medium	Trees along the boundaries of the site.

Site Selection - Housing

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Developable	Site in control of housebuilder. Pre - app Spring 2020. First completions July 2022.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - Normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	15-20 Minute Walk
15 - Health	10-15 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Policy Countryside H1 conserving and enhancing character. Policy Countryside H3 Local Gaps and Preventing Coalescence.	No minerals considerations identified.
Waste	Environmental Health
No water or wastewater considerations identified	No environmental health considerations identified.
Sustainability Appraisal	Notes
The site performs notably positively in relation to the housing and economic SA objectives, though poorly in relation to land use, countryside and historic SA objectives on the basis of its greenfield location in the setting of a Grade II*-listed farmhouse.	

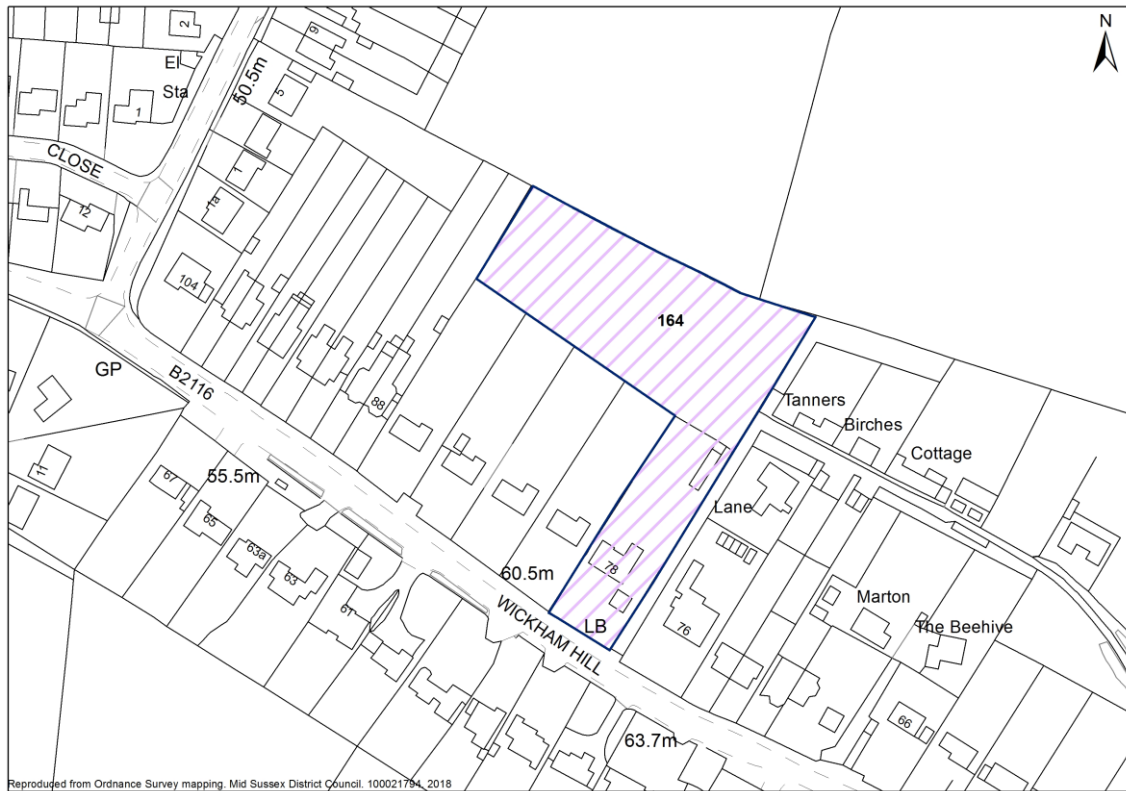
Part 5 - Conclusion

Summary	The key finding of the assessment is that the site is within the High Weald AONB. Development would likely have potential for negative effects upon the landscape character of the site itself as well as the contribution it makes to the wider landscape setting. The assessment notes that Natural England's advice is that in their view the site would constitute major development in the AONB. The SA similarly concludes that the site has significant landscape sensitivity and would not be the most sustainable site for meeting Hurstpierpoint's need. On the basis that Hurstpierpoint has a residual need of zero and that higher scoring sites elsewhere can help meet the residual need for Category 2 settlements the SA found that the site is unnecessary to allocate.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Hurstpierpoint

ID **164** Land to the rear of 78 Wickham Hill , Hurstpierpoint



Reproduced from Ordnance Survey mapping, Mid Sussex District Council, 100021794, 2018

Site Details

Units: **18** Site Area (ha): **0.6**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Low	This site has substantial landscape sensitivity and substantial landscape value. Some potential loss of trees and hedgerows.
9 - Trees/TPOs	Low/Medium	Trees along the site boundaries.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	
12 - Deliverability	Uncertain developability	Not in control of housebuilder. No indication of timescales.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - Normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education **15-20 Minute Walk**

Site Selection - Housing

15 - Health	10-15 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan

Policy Countryside H1 conserving and enhancing character.
Policy Countryside H3 Local Gaps and Preventing Coalescence.

Minerals

Site is within a Soft Sand MSA.

Waste

No water or wastewater considerations identified

Environmental Health

No environmental health considerations identified.

Sustainability Appraisal

The site performs strongly in relation to the economic SA objectives. The site records a neutral performance against the housing SA objective as there is uncertainty around the ability of the site to deliver growth over the plan period. There is no effect on the historic SA objective, though a minor negative is anticipated in relation to the countryside and land use SA objectives.

Notes

Part 5 - Conclusion

Summary

The site is found to have low landscape capacity but is free of biodiversity and heritage constraints and is within a 15-20 minute walk of key services. However, further dialogue with the landowner since the site was nominated has indicated that the site is not available for more than a single dwelling, meaning it falls below the threshold for allocation and cannot be considered further.

Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Hurstpierpoint

ID Land north of 149 College Lane, Hurstpierpoint



Site Details

Units: Site Area (ha):

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Low	This site has substantial landscape sensitivity and substantial landscape value. This site could be visible from the surrounding countryside and potentially from the South Downs National Park. Loss of trees and hedgerows.
9 - Trees/TPOs	Low/Medium	A few trees along the west and southern boundary of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Safe access is not available but potential exists to easily gain access.
12 - Deliverability	Reasonable prospect developability	Site being advertised to developers. Pre-app from March 2019 onwards. Jan 2020 onwards.

Site Selection - Housing

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - Normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

10-15 Minute Walk

15 - Health

10-15 Minute Walk

16 - Services

10-15 Minute Walk

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

Policy Countryside H1 conserving and enhancing character.
Policy Countryside H3 Local Gaps and Preventing Coalescence.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

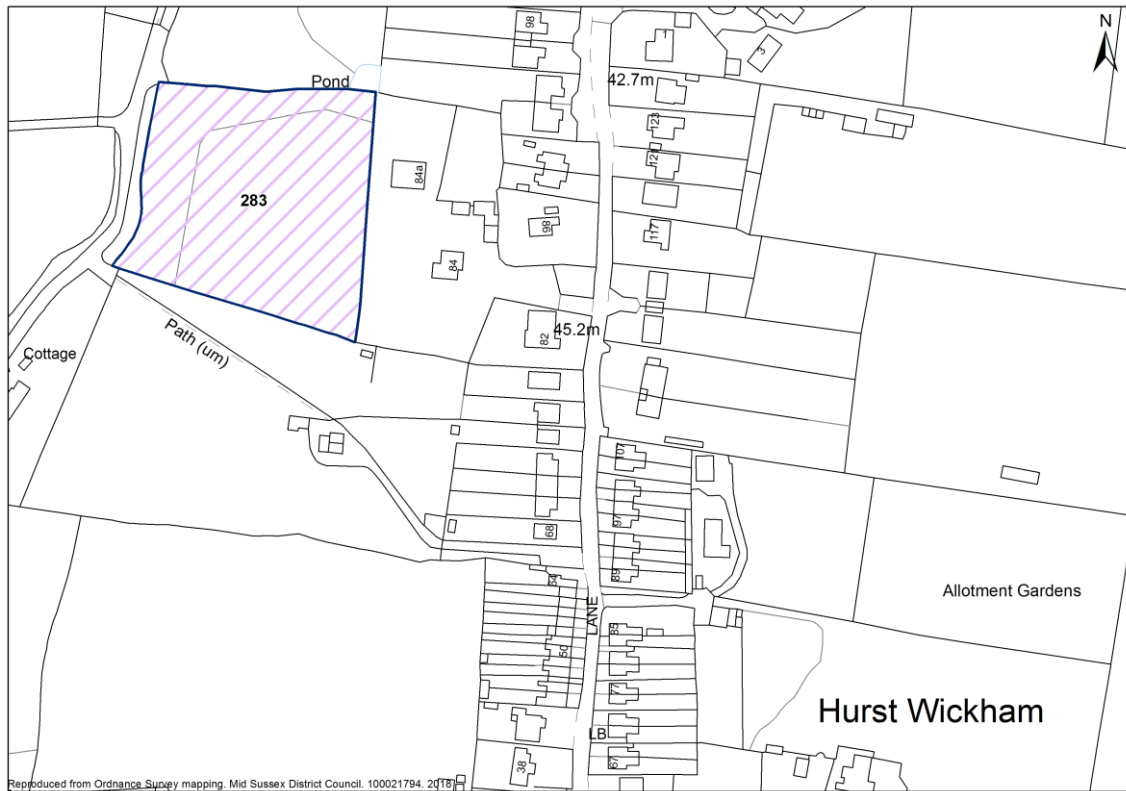
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Hurstpierpoint

ID **283** Land at Hurst Wickham, Hurstpierpoint



Site Details

Units: **24** Site Area (ha): **0.8**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (High)	The CA appraisal emphasises the contribution that the rural setting of the CA makes to its special interest. Views from the CA of the surrounding open fields are also important. Development on this site would be detrimental in both these respects. NPPF:LSH, MID
7 - Archaeology	None	
8 - Landscape	Low	This site has substantial landscape sensitivity and substantial landscape value. This site could be visible from the surrounding countryside and potentially from the South Downs National Park. Loss of trees and hedgerows.
9 - Trees/TPOs	Low/Medium	Wide tree coverage along boundaries of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Safe access is not available but potential exists to easily gain access

Site Selection - Housing

12 - Deliverability	Reasonable prospect developability	Looking to self-develop in collaboration with a reputable local house builder. Start on site June 2020.
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13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.
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Part 3 - Sustainability / Access to Services

14 - Education	15-20 Minute Walk
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15 - Health	15-20 Minute Walk
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16 - Services	15-20 Minute Walk
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17 - Public Transport	Poor
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Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Policy Countryside H1 conserving and enhancing character. Policy Countryside H3 Local Gaps and Preventing Coalescence.	Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

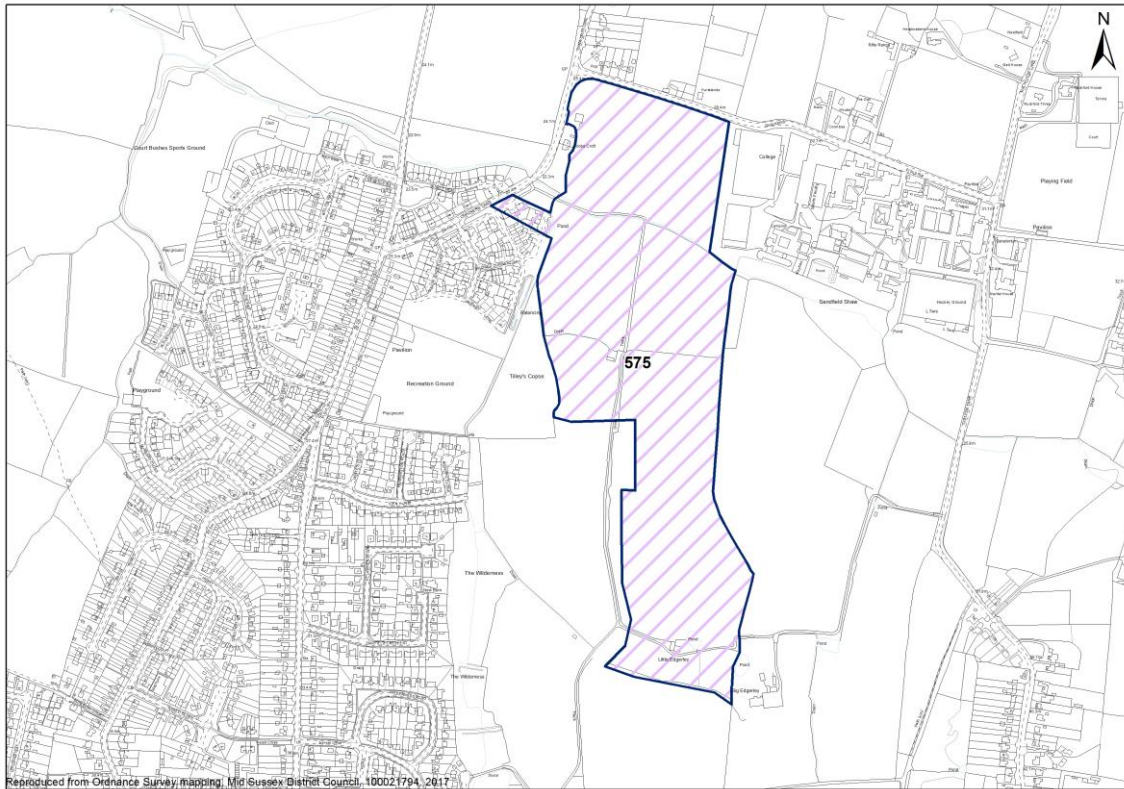
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Hurstpierpoint

ID **575** Land north east of Hurstpierpoint



Site Details

Units: **200** Site Area (ha): **18**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	15m Buffer only	Small area along side boundary is within 15m buffer.
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (High)	The proposed site is directly adjacent to the grounds of the College and would have a significant impact on the nature of its setting and outlook and on the approach to the College from the west. The existing rural setting is considered to make a positive contribution to the manner in which the special interest of the College is appreciated. Development on the site would be detrimental to this NPPF: LSH, MID/HIGH. Also Danworth Farm and Grove Cottage College Lane NPPF:LSH, LOW
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (High)	Hurstpierpoint CA, NPPF:LSH, MID Hurst Wickham CA, the existing rural setting and country views from the CA make a significant positive contribution to the Area's special character. Development on the site will potentially have a effect on the views from the northern part of the area, but this would require further assessment on the basis of the detailed scheme. NPPF:LSH, LOW.
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and

Site Selection - Housing

mitigation. Before submission of planning application: archaeological field evaluation (geophysical survey and trial trench excavation) to take place, and mitigation strategy arising

8 - Landscape

Low

This site has substantial landscape sensitivity and substantial landscape value. This site could be visible from the surrounding countryside and potentially from the South Downs National Park, so careful landscaping may be required. Loss of trees and hedgerows.

9 - Trees/TPOs

Low/Medium

Trees along site and field boundaries.

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Minor - Improve

Safe access is not currently available but is unlikely to be technically difficult to achieve and has been agreed in principle with neighbouring landowners.

12 - Deliverability

Developable

Site is in control of housebuilder. Outline 2019, subject to progress on Neighbourhood Plan/ Site Allocations DPD.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

10-15 Minute Walk

15 - Health

More than 20 Minute Walk

16 - Services

15-20 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Policy Countryside H1 conserving and enhancing character. Policy Countryside H3 Local Gaps and Preventing Coalescence.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

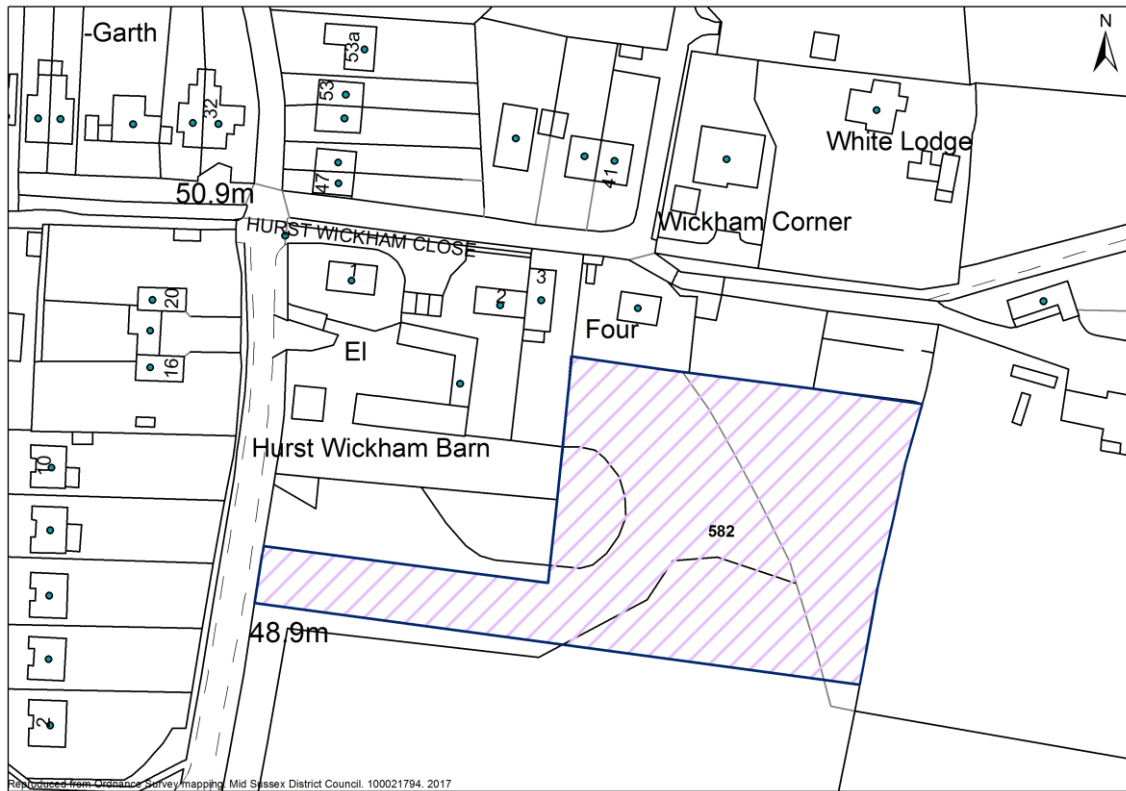
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Hurstpierpoint

ID **582** South of Hurst Wickham Barn, College Lane, Hurstpierpoint



Site Details

Units: **10** Site Area (ha): **0.6**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Low)	Adjacent to new Conservation Area boundary. No further comments sought.
7 - Archaeology	None	
8 - Landscape	Low	Site is within a area assessed in the LUC Capacity Study as having low landscape capacity, with substantial sensitivity and value.
9 - Trees/TPOs	None	

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Safe access is not available but potential exists to easily gain access. A safe access could be gained from College Lane, ideally to the South of the site so as not to interfere with the junction of Wickham Drive.
12 - Deliverability		

Site Selection - Housing

13 - Infrastructure

Part 3 - Sustainability / Access to Services

14 - Education

15-20 Minute Walk

15 - Health

10-15 Minute Walk

16 - Services

10-15 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Local gap.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

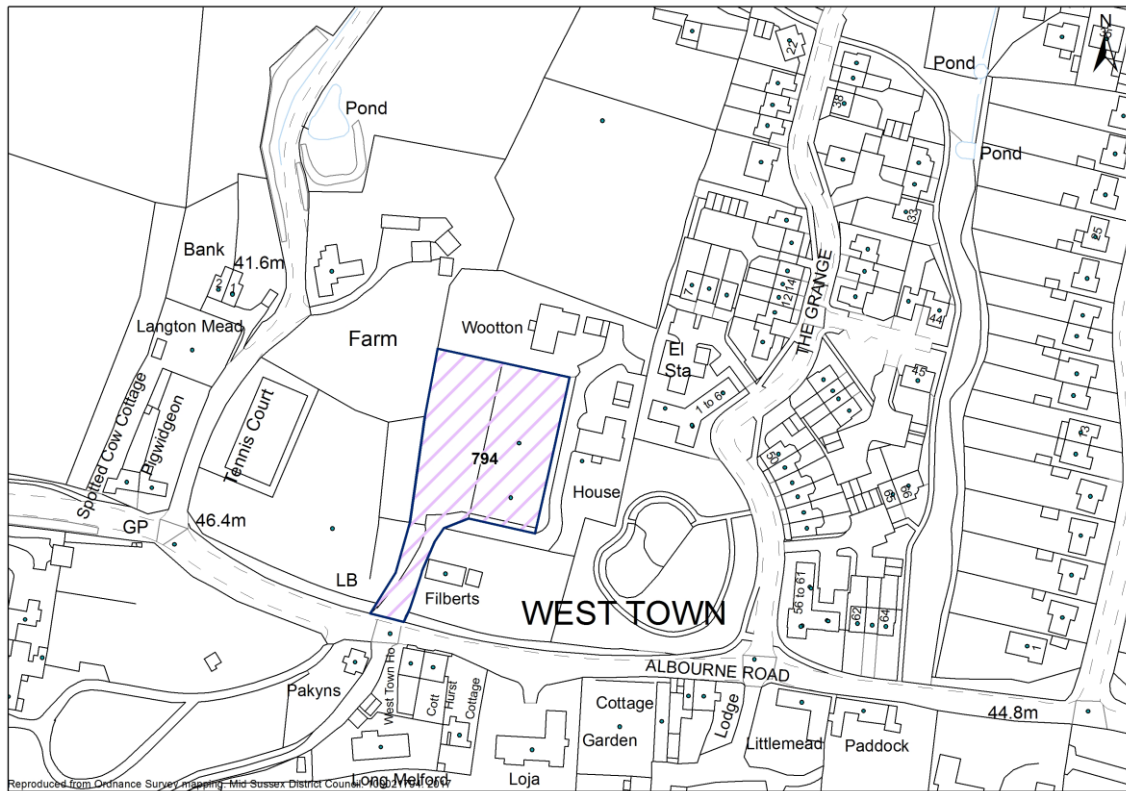
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Hurstpierpoint

ID **794** Land at Benfell LTD, Albourne Road, Hurstpierpoint



Site Details

Units: **8** Site Area (ha): **0.3**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	Box House Farm, Spotted Cow Cottage, Pakyns Manor, Pakyns Lodge. NPPF:No harm/LSH, LOW
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Low)	North western boundary of the site adjacent to Conservation Area. Development on the site is likely to have a neutral or negative impact on the setting of the Conservation Ara depending on its form and layout. NPPF:LSH, LOW/ No Harm.
7 - Archaeology	None	
8 - Landscape	Medium	The site is within the built area of the settlement and has no notable sensitivity within the landscape.
9 - Trees/TPOs	Low/Medium	Trees along the boundary of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists. Sufficient access exists on to Albourne Road, currently used by existing business on site.
12 - Deliverability	Reasonable prospect	Options currently being considered. Outline submission June 2020

Site Selection - Housing

developability

with first completions 2022.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

10-15 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Policy Countryside H1 conserving and enhancing character.
Policy Countryside H3 Local Gaps and Preventing Coalescence.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

The site is an existing employment site and has been promoted for both housing and employment use. It is considered that the site remains a viable and well located employment site and it would be preferable to expand the employment function of the site rather than allocate the site for a change of use to residential.

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

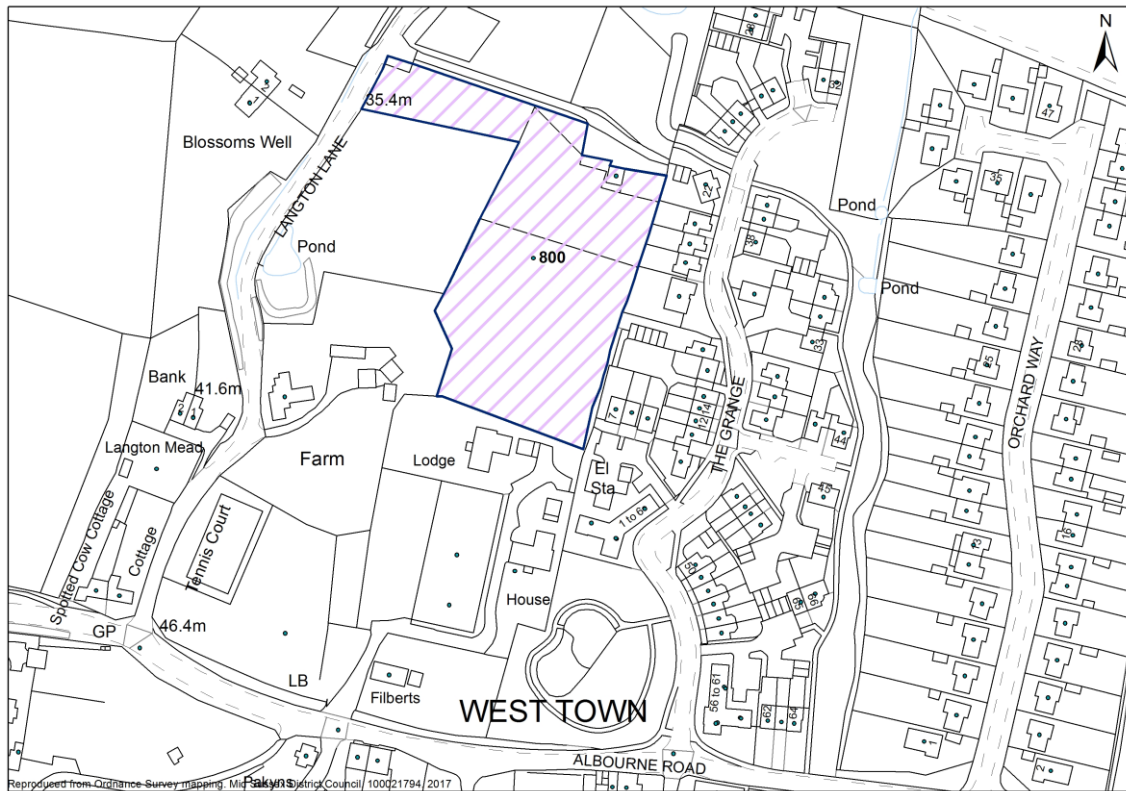
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Hurstpierpoint

ID **800** Land West of The Grange, Hurstpierpoint



Site Details

Units: **20** Site Area (ha): **0.8**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	Box Farm house, Langton Lane, As a former farmhouse, the remaining rural setting of the building makes a strong positive contribution to its special interest - this rural land is concentrated to the north, north west and north east of the listed building and includes the development site. NPPF:LSH, MID
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (High)	Western boundary of the site abuts a Conservation Area. Langton Lane Conservation Area, the currently open and rural nature of the site makes a strong and positive contribution to the setting of the CA and provides an important degree of separation between the northern part of the Conservation Area, along Langton Lane and the spread of residential development to the west of Hurstpierpoint. Development on the site would have a fundamental impact on its character and would be harmful to the setting of the Conservation Area and the manner in which its special interest is appreciated. NPPF: LSH, MID
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: geophysical

Site Selection - Housing

		survey: appropriate archaeological mitigation arising from results.
8 - Landscape	Low	Site is within an area assessed in the LUC Capacity Study as having low landscape capacity, with moderate sensitivity and substantial value.
9 - Trees/TPOs	Low/Medium	Some trees along the site boundaries.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	Whilst there are visibility issues related to highway alignment, it may be possible to provide a form of access suitable for the size of development promoted. However, further technical assessment would be required to confirm this.
12 - Deliverability	Reasonable prospect developability	There is no house builder or option agreement in place. Planning application anticipated June 2019.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	10-15 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Policy Countryside H1 conserving and enhancing character. Policy Countryside H3 Local Gaps and Preventing Coalescence.	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

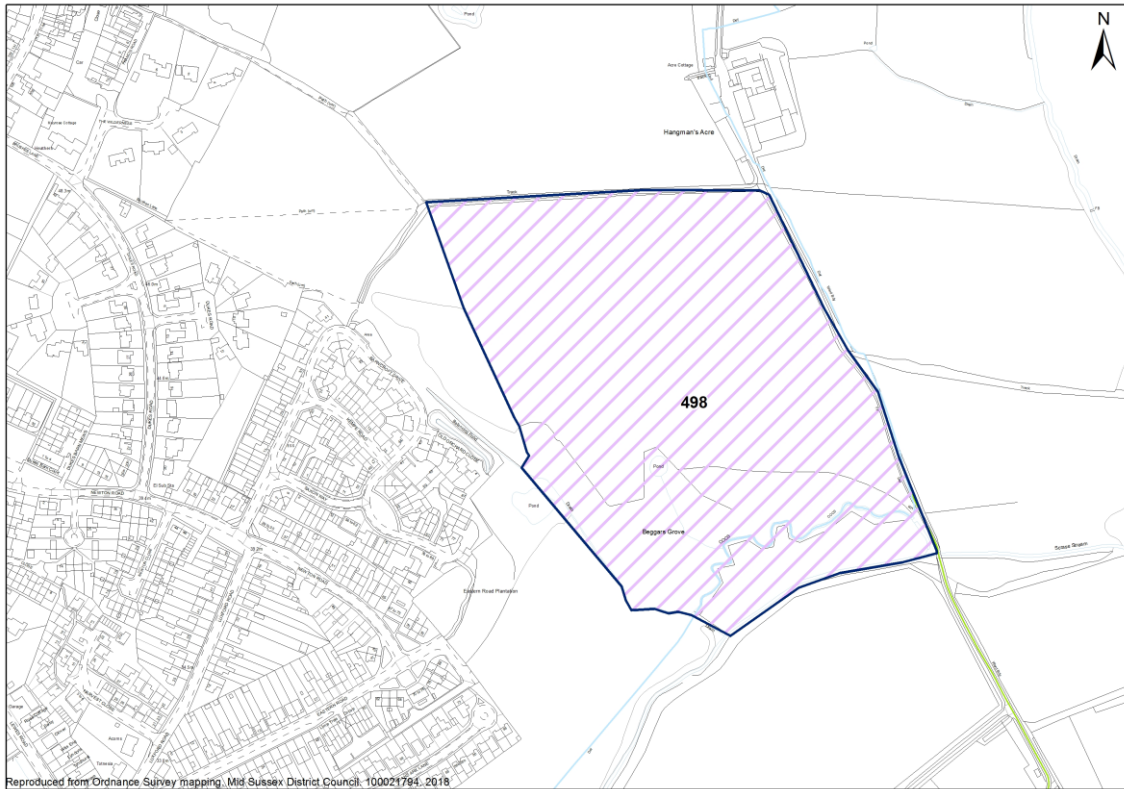
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Lindfield

ID **498** Land north east of Lindfield



Site Details

Units: **300** Site Area (ha): **10**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	FZ2/3 and Historic	Part of the southern boundary of the site is Flood Zone 2 and 3.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Low	Site is within an area classified as "Negligible/Low" in the LUC Capacity Study
9 - Trees/TPOs	Low/Medium	

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Significant – Uncertain	Access to the site cannot be demonstrated.
12 - Deliverability	Uncertain developability	Site not in control of developer. No access to site.
13 - Infrastructure	Infrastructure capacity	No Developer Questionnaire - Assumed normal contribution apply.

Part 3 - Sustainability / Access to Services

14 - Education	10-15 Minute Walk
15 - Health	Less Than 10 Minute Walk

Site Selection - Housing

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

Policy 1: A Spatial Plan for the Parishes. Only allows development within the built-up area.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

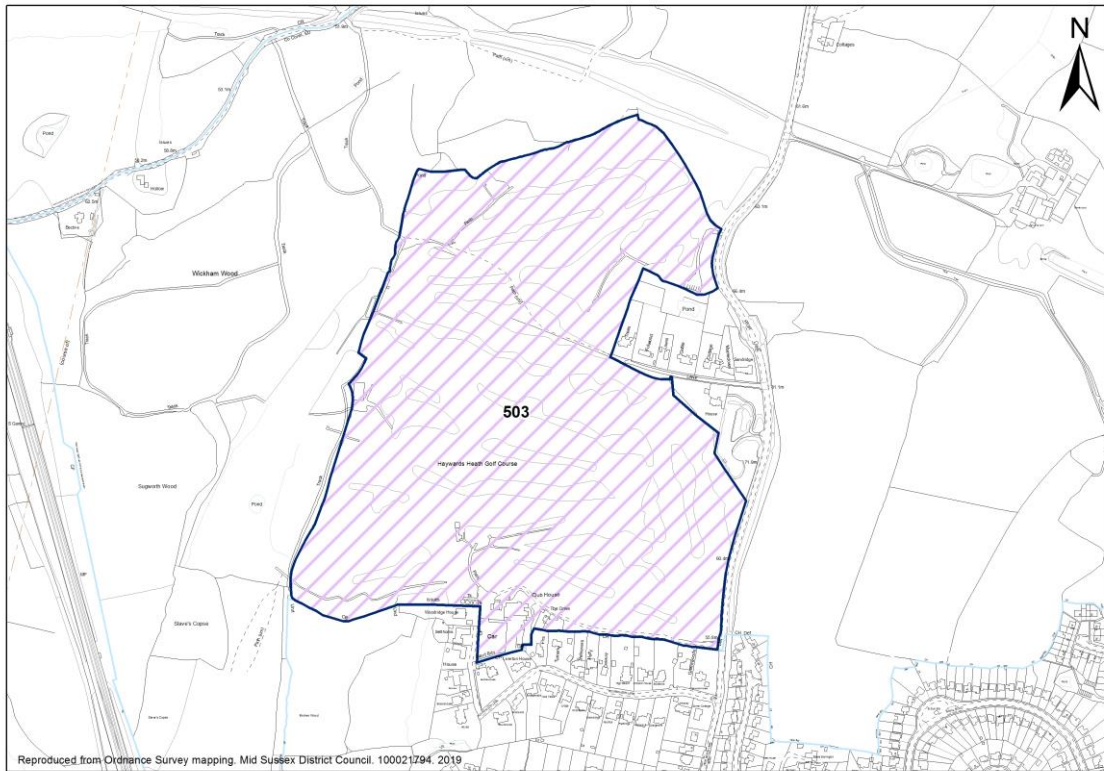
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Lindfield

ID **503** **Haywards Heath Golf Course, High Beech Lane, Haywards Heath**



Site Details

Units: **630** Site Area (ha): **31**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	Partial	
4 - SSSI/SNCI/LNR	Local Wildlife Site - SWT Mitigation	This site is adjacent to Wickham Wood. The LWS is a deciduous woodland. Boundaries do overlap in south west corner of the SHELAA. Boundary should be redrawn to remove the section of the LWS. Further consideration be given to impacts of disturbance on LWS and Ancient Woodland from people and pets, impacts of light and noise pollution, need for Ancient Woodland buffer.
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	Archaeological interest: (a) adjoins Iron Age iron working site on the Birchen Lane housing development to the south-east (potential for iron working features within south end of SHELAA site); (b) north end adjoins uncompleted 1860s railway line earthworks (railway construction related features, e.g. workers' working camp sites, may sit within SHELAA site. Cut and fill ground levelling on parts of the site during pre-war original golf course landscaping, and re-landscaping after wartime ploughing will probably have disturbed any archaeological levels over a large part of the site, so that preservation of buried archaeological

Site Selection - Housing

features on the site will be localised.

8 - Landscape

Medium

9 - Trees/TPOs

None

Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Moderate - Improve

Subject to establishing the strategic impact of the site on pinch points within the local transport network, the form of the access junctions and connectivity for sustainable modes, it is considered that access could be achieved for the 990 dwelling site.

12 - Deliverability

Developable

Site is in control of housebuilder. Outline application June 2019. First completions Jan 2023.

13 - Infrastructure

Potential to improve Infrastructure

Developer Questionnaire - potential for onsite education. Normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

Onsite

Site is likely to accommodate school/retail/community facilities on-site.

15 - Health

Onsite

16 - Services

Less Than 10 Minute Walk

Potential to contribute towards improvements to the bus and rail interchange at Haywards Heath station.

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

Lindfield Neighbourhood Plan:
Policy 1: only development within built up areas will be supported.

Minerals

Site is within Building Stone (Ardingly) MSA and small part of site within Brick Clay (Wadhurst) MSA

Waste

May require reinforcement of the sewerage network.

Environmental Health

Potential for contaminated land to be present on site related to past or present land uses within or adjacent to the site.

Sustainability Appraisal

In light of the potential for significant levels of growth at the site, including delivery of new community infrastructure, schools and healthcare, major positive effects are anticipated in relation to the housing and social SA objectives, and positive effects are anticipated in relation to the economic SA objectives. The potential for major negative effects on land use is identified on the basis that the site is almost entirely greenfield and is a significant scale.

Notes

Part 5 - Conclusion

Summary

The site offers an opportunity to deliver sustainable growth at scale, potentially incorporating new services and facilities such as a new local centre, new school and additional healthcare facilities. Traffic and air quality modelling indicates that the site is unlikely to cause adverse effects on the road network and the Stonepound Crossroads AQMA in and of itself. Landscape buffering, screening and open space could be incorporated into the site to avoid or minimise harm to nearby Local Wildlife Sites. There are no listed heritage assets affected by the site, though adverse effects on potentially archaeological assets would need to be avoided through design and layout. The SA finds that major positive effects are anticipated in relation to the social and economic SA objectives.

Site Selection - Housing

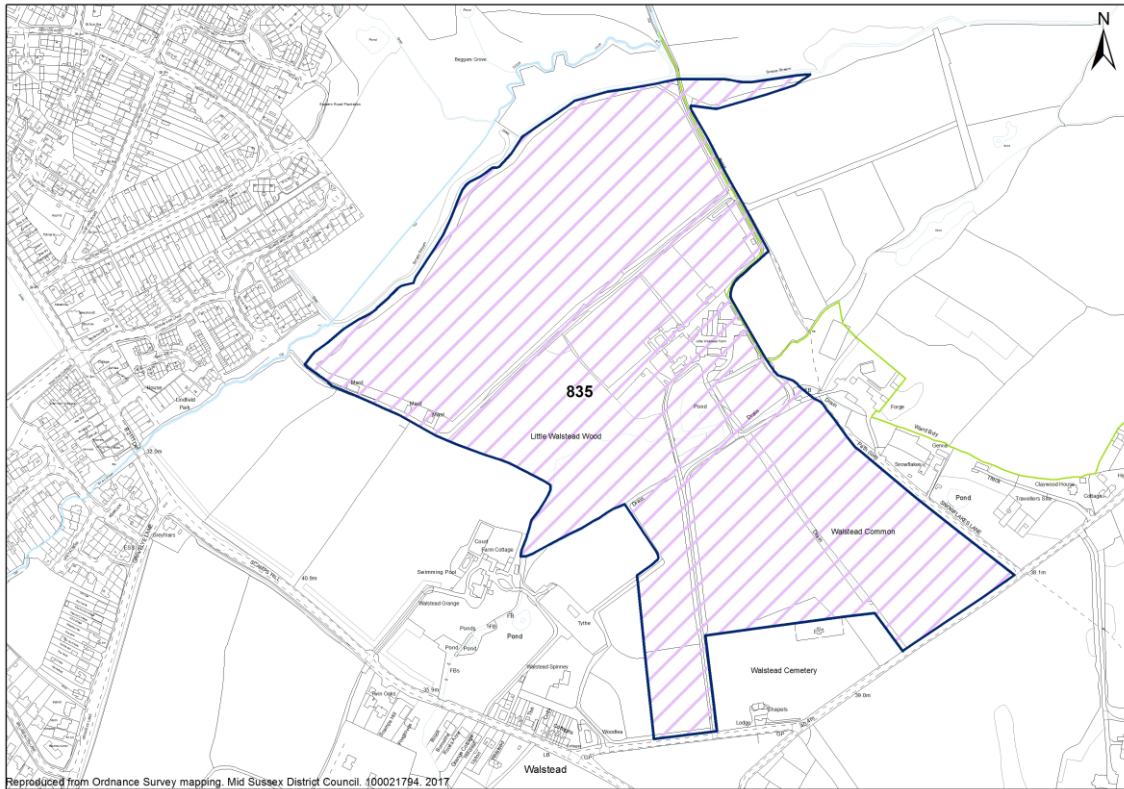
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Lindfield

ID **835** **Little Walstead Farm, East Mascalls Lane, Lindfield**



Site Details

Units: **400** Site Area (ha): **20**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	FZ2/3 and Historic	Part of the site is Flood Zone 2 and 3.
3 - Ancient Woodland	Partial	
4 - SSSI/SNCI/LNR	Local Wildlife Site - SWT Mitigation	This site is adjacent to Walstead Cemetery. We acknowledge that a cemetery may have some level of existing recreational use but consideration of increased recreational pressure and isolation of habitats needs to be considered. To the north of the SHELAA is Eastern Road Local Nature Reserve. MSDC to consider management plans that are in place so the impacts from development can be assessed. Consideration should be given to the pond habitat and the connectivity need to maintain its function.
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (High)	Little Walstead Farm is a Grade II* listed building. The proposed development site surrounds the building. Development on it would therefore have a fundamental impact on the currently rural character of the setting of the heritage assets within the farmstead, to the detriment of their special interest and the manner in which it is appreciated. NPPF:LSH, HIGH Tythe Cottage. The proposed development site is relatively close and may have a significant impact on the currently rural views from the building and its immediate setting. This would be to the detriment of their special interest and the manner in which it is appreciated. NPPF:LSH,MID-HIGH Nether Walstead, likely to have impact on longer distance views

Site Selection - Housing

looking north from the farmstead and its immediate setting. This would be to the detriment of their special interest and the manner in which it is appreciated. NPPF:LSH, LOW/MID

6 - Conservation Area None

There are no conservation areas within or adjacent to the site

7 - Archaeology None

8 - Landscape Low

The site is in an area of substantial landscape sensitivity and substantial landscape value. This site is in a rural area and development of this site would harm the rural character of the settlement of Walstead and Walstead Cemetery.

9 - Trees/TPOs Low/Medium

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access Minor - Improve

Access could be gained, current farm track to Little Walstead Farm.

12 - Deliverability Reasonable prospect developability

Advanced discussions taking place with residential developer.

13 - Infrastructure Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education More than 20 Minute Walk

15 - Health More than 20 Minute Walk

16 - Services Less Than 10 Minute Walk

17 - Public Transport Poor

Part 4 - Other Considerations

Neighbourhood Plan

Policy 1: A Spatial Plan for the Parishes. Only allows development within the built-up area.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

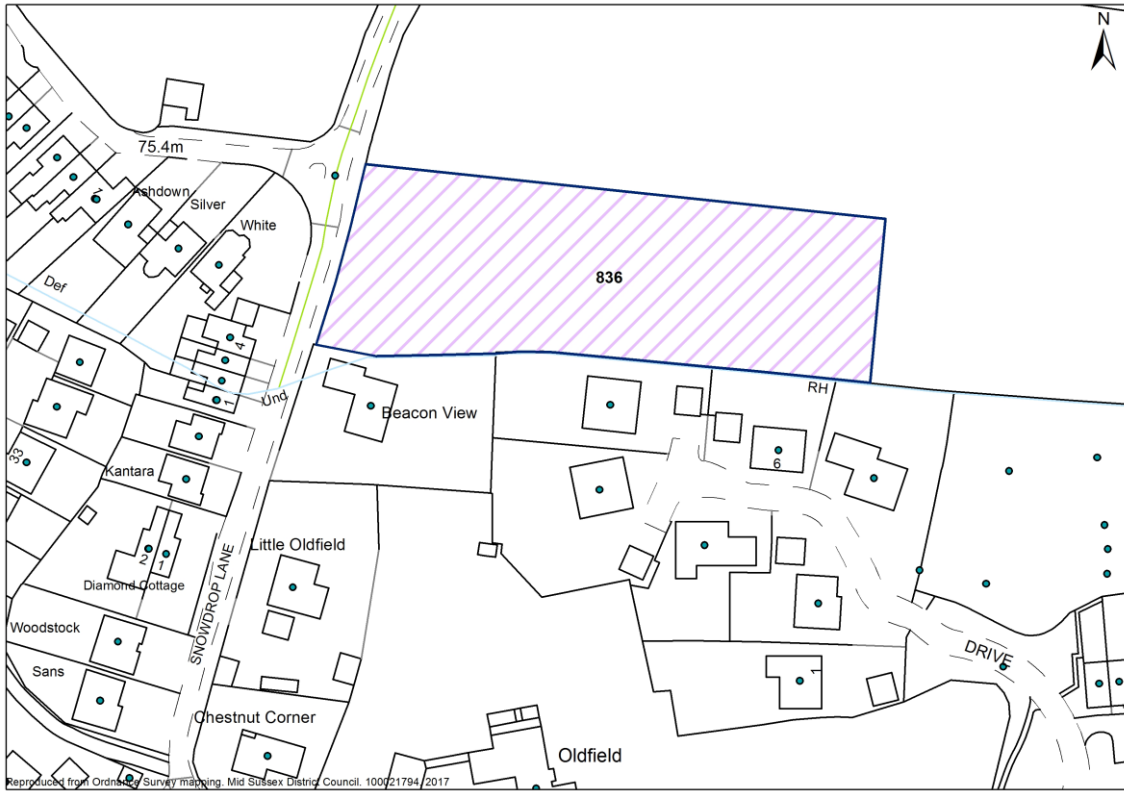
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Lindfield

ID **836** Land north of Oldfield Drive, Lindfield



Site Details

Units: **8** Site Area (ha): **0.5**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	Further comments sought.
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Low)	Further comments sought.
7 - Archaeology	None	
8 - Landscape	Medium	
9 - Trees/TPOs	None	

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	Snowdrop Lane is a narrow rural lane with limited visibility.
12 - Deliverability	Uncertain developability	NO DQ. Unknown developability
13 - Infrastructure	Infrastructure capacity	NO Developer Questionnaire. Assumed normal contributions apply.

Site Selection - Housing

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	10-15 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan Policy 1: A Spatial Plan for the Parishes. Only allows development within the built-up area.	Minerals Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes

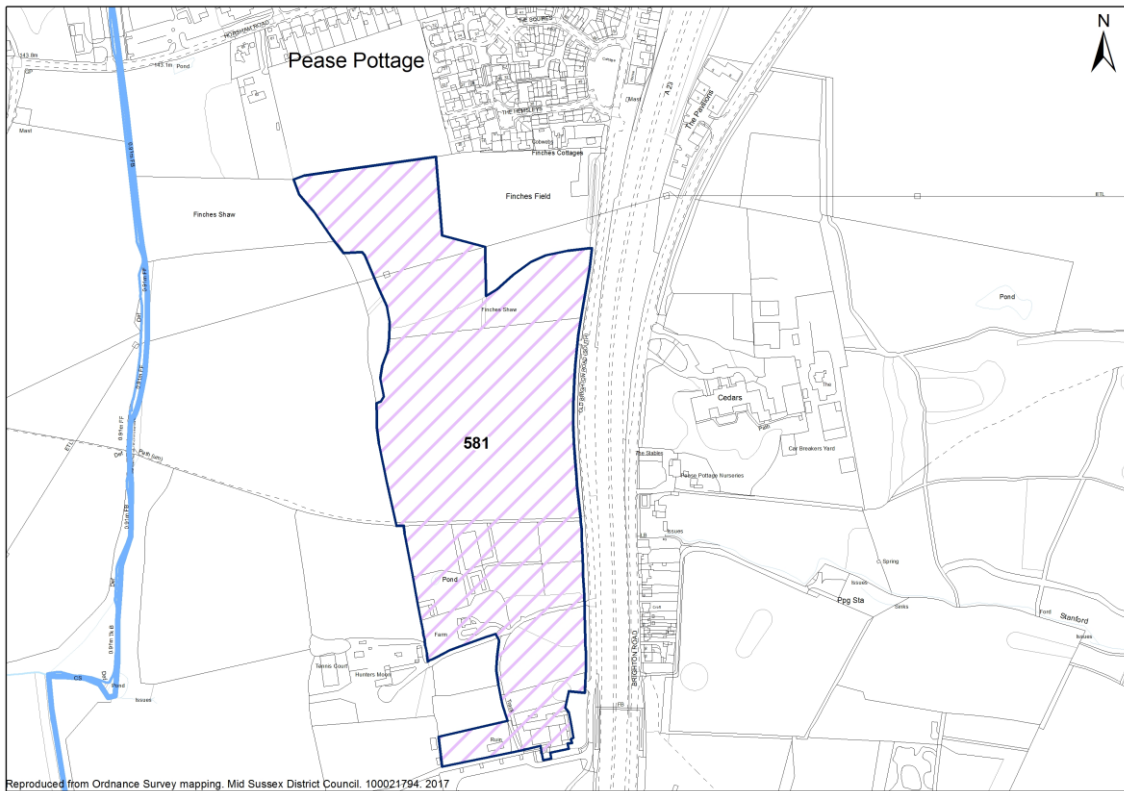
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Pease Pottage

ID **581** **Woodhurst Farmhouse, Old Brighton Road South, Pease Pottage**



Site Details

Units: **150** Site Area (ha): **5**

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	High impact due to significant scale, separation from village and loss of public enjoyment of the AONB landscape from Old Brighton Road and the PROW. Reasonably flat site with no watercourses mapped. To south of village, separated from Hemsleys, a new housing estate by Finches Field which is public open space. Scale of development is significant for size of the village. A historic PROW runs through the site. Finches Shaw, which is Ancient Woodland, separates the north field from the rest of the site. Nineteenth century enclosure from heathland. Mature hedgerows along most of Old Brighton Road but central field and southern paddocks open to views from road and PROW. Priority habitat, deciduous woodland, is present on part of the site. Impact on this habitat needs to be considered and if necessary, appropriate mitigation measures specified. Natural England consider this allocation to be major development within the AONB.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	Partial	Strip of Ancient Woodland and associated buffer runs across the site. This will reduce the developable area of the site.
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site

Site Selection - Housing

7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Number of trees on the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Existing access although suitability for larger-scale development would need to be assessed.
12 - Deliverability	Developable	Site is in control of a housebuilder. Outline February 2020. First completions April 2023.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	More than 20 Minute Walk
15 - Health	10-15 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Good

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
Policy 1 Protecting AONB Policy 2 Protection of landscape Policy 3 Protection of the open countryside	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

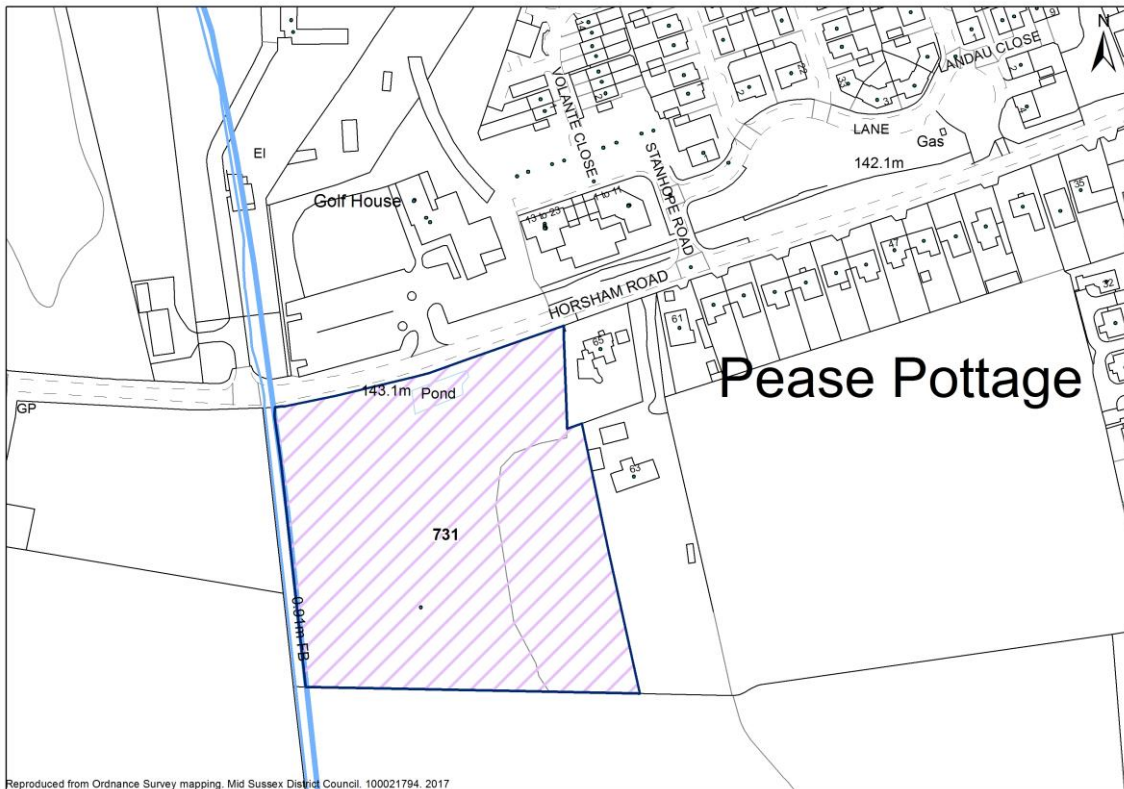
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Pease Pottage

ID Land to west of 63 Horsham Road, Pease Pottage



Site Details

Units: Site Area (ha):

Part 1 - Planning Constraints

1 - AONB	Wholly/most within – High impact	High impact on AONB due to loss of and potential damage to Ancient Woodland. Reasonably flat site with pond on north boundary with Horsham Road. Adjacent to main village of Pease Pottage with linear development to the east along Horsham Road and offices in the Golf House opposite. Horsham Road is a historic routeway. Most of the site is in Finches Shaw which is Ancient Woodland. There is also an area of undesignated woodland and only a small area of open ground in the south-east corner. The clearing and undesignated woodland identified as nineteenth century enclosure from heathland. Views from Horsham Road currently screened by woodland. Priority habitat (deciduous woodland), is present on part of the site. Impact on this habitat needs to be considered as the NPPF requires the conservation, restoration and enhancement of priority habitat. To achieve this aim, appropriate mitigation measures may need to be specified.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	Significant	
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site

Site Selection - Housing

7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Significant tree cover – high impact	Looks to be densely wooded and is within AW, however, these are plantation trees of uniform size and not a true woodland. The trees to the rear third of the site look to be worthy of TPO protection as a woodland, however.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Severe	Safe access is unavailable or affected by severe limitations/restrictions. Access is severely restricted by the amount of ancient woodland on site, and would require removal of ancient woodland to form a suitable access.
12 - Deliverability	Developable	Site is in control of housebuilder. Planning application after allocation. The site has been described as unmanaged woodland and yet is open within the site. Woodland only exists to the front (north) and western boundaries. An access track already goes through the woodland. Access from developments to the east could be secured as an alternative. The site could yield 4-5 homes. A survey of ecological constraints (included in this submission) shows the ecological matters could be overcome. The development could be located 15m away from the AW. The site is developable and readily deliverable.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	More than 20 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan	Submission Plan Policy 3 Protection of the open countryside.	Minerals	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes	

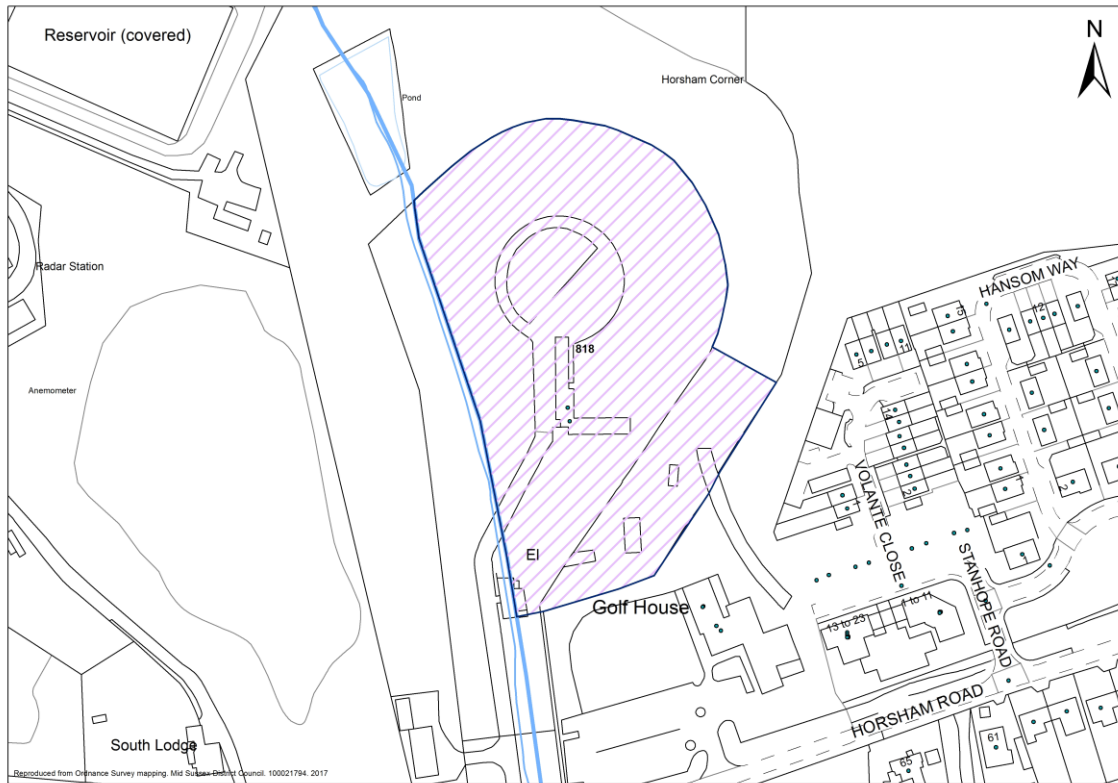
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Pease Pottage

ID **818** Land north of the Former Golf House, Horsham Road, Pease Pottage



Site Details

Units: **41** Site Area (ha): **1.4**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	Moderate impact on AONB due to potential impact on Ancient Woodland. Impact may be low for apartments on site of existing buildings. Pond within Ancient Woodland to the north of the site and a drain to the east of the site. On western edge of the main village of Pease Pottage, currently occupied by an office and car parking. Offices within the Golf House immediately to the east with modern in depth development beyond. Horsham Road is a historic routeway. Ancient Woodland surrounds the site on three sides and may reduce capacity due to need to retain 15m buffers. Twentieth century clearance of woodland. Site not visible from public vantage points.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	Adjacent	
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Trees along the south eastern boundary of the site.

Part 2 - Deliverability Considerations

Site Selection - Housing

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists.
12 - Deliverability	Reasonable prospect developability	Housebuilder in an option agreement with the landowner. Intend to submit an application if the site is given a draft allocation in the Site Allocations Document.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	More than 20 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	10-15 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan Policy 1 Protecting AONB Policy 2 Protection of landscape Policy 3 Protection of the open countryside Aim 1 Preventing coalescence	Minerals Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes

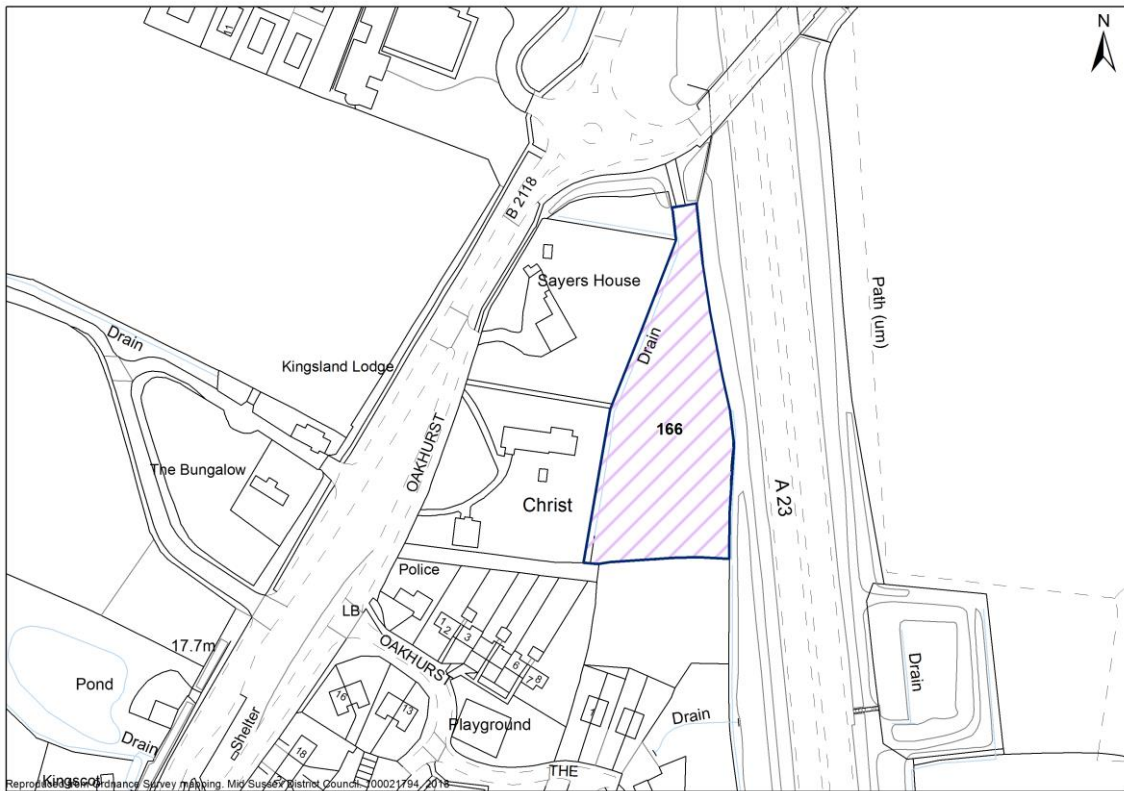
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Sayers Common

ID **166** Land north of Oaklands, Sayers Common



Site Details

Units: **12** Site Area (ha): **0.4**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Medium	The site has the A23 on its eastern side with a connected roundabout to the north, a church on its western side and residential dwellings to the south, so it may be fairly enclosed. A good landscape buffer may be required.
9 - Trees/TPOs	Low/Medium	Trees along site boundaries and within the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Uncertain developability	Option as part of larger site which does not conform to District Plan strategy.
13 - Infrastructure	Infrastructure capacity	Assumed normal contributions apply.

Site Selection - Housing

Part 3 - Sustainability / Access to Services

14 - Education	More than 20 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	More than 20 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan

Policy Countryside C1 Conserving and enhancing character.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

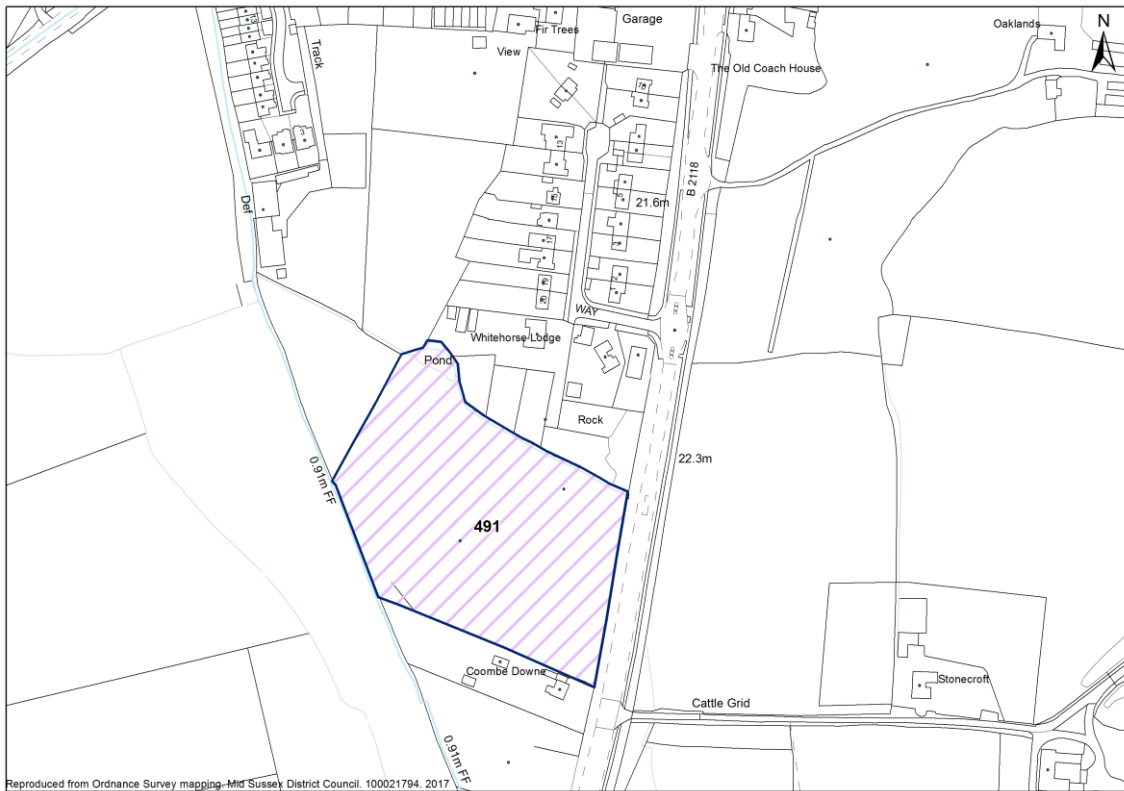
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Sayers Common

ID **491** Land south of Furzeland Way, Sayers Common



Reproduced from Ordnance Survey mapping - Mid Sussex District Council. 100021794. 2017

Site Details

Units: **12** Site Area (ha): **0.4**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Medium	There are views into the site from neighbouring properties along the northern boundary.
9 - Trees/TPOs	Low/Medium	Trees around the boundaries of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Safe access is not available but potential exists to easily gain access
12 - Deliverability	Developable	Site is in the control of a house builder. Outline submission Jan 2019. First completions on site June 2020.
13 - Infrastructure	Infrastructure capacity	Sayers Common has flooding issues and we are proposing to from a series of lakes on our site to deal with this issue and to take all of the run off water from the road onto our site and deal with it to

Site Selection - Housing

clean it and put it back into the stream system. This will alleviate the existing flooding issues on the approach road to Sayers Common and will offer a solution to a yearly problem the village has. In additional normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	15-20 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan

Policy Countryside C1 Conserving and enhancing character
Policy Countryside C3 Local Gap prevention of coalescence

Waste

No water or wastewater considerations identified

Sustainability Appraisal

Positive effects in relation to the economic SA objectives are anticipated, though performance in relation to the housing SA objective is uncertain in light of uncertainty over the development potential of the site. Minor negative effects are anticipated in relation to the land use and countryside SA objectives as the site is greenfield and is found to have limited landscape capacity.

Minerals

Site is within the Brick Clay (Weald) MSA

Environmental Health

No environmental health considerations identified.

Notes

Within Countryside area and local gap.

Part 5 - Conclusion

Summary

The site scores well in the assessment, relating well to the existing built area of Sayers Common and being found largely free of flood risk and constraints related to biodiversity, heritage and landscape. Recommendation: Site is not proposed for allocation. However, the small size of the site is considered to mean that allocation is not necessary to achieve policy compliant development and that the site will likely come forward as windfall over the plan period.

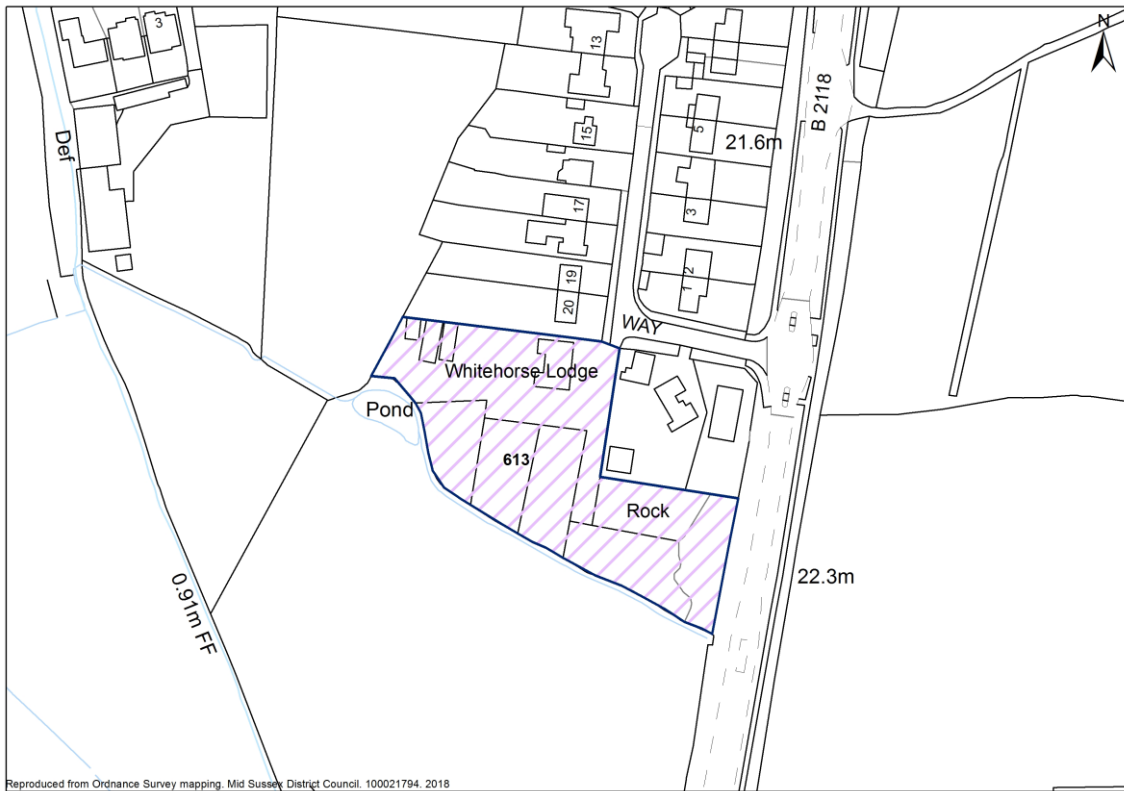
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Sayers Common

ID **613** Land at Whitehorse Lodge, Furzeland Way, Sayers Common



Site Details

Units: **9** Site Area (ha): **0.4**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Medium	The site is screened from the B22118. There is also some planting which partially screens the site along the southern boundary, which could be improved. Development of this site would be read in the context of existing development and have little landscape impact.
9 - Trees/TPOs	Low/Medium	Trees along the southern boundary of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Developable	Site is in control of housebuilder. Full planning application March 2019.

Site Selection - Housing

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

15-20 Minute Walk

15 - Health

More than 20 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

Policy Countryside C1 Conserving and enhancing character
Policy Countryside C3 Local Gap prevention of coalescence

Minerals

Site is within the Brick Clay (Weald) MSA

Waste

No water or wastewater considerations identified

Environmental Health

No environmental health considerations identified.

Sustainability Appraisal

Positive effects in relation to the economic SA objectives are anticipated, though performance in relation to the housing SA objective is uncertain in light of uncertainty over the development potential of the site. Minor negative effects are anticipated in relation to the land use and countryside SA objectives as the site is greenfield and is found to have limited landscape capacity.

Notes

Within Countryside area and local gap.

Part 5 - Conclusion

Summary

Though the site performs well in terms of the site assessment and the SA it is considered that its small size is likely to mean that allocation is unnecessary to bring forward policy compliant development. The site is considered more suitable to come forward as windfall.

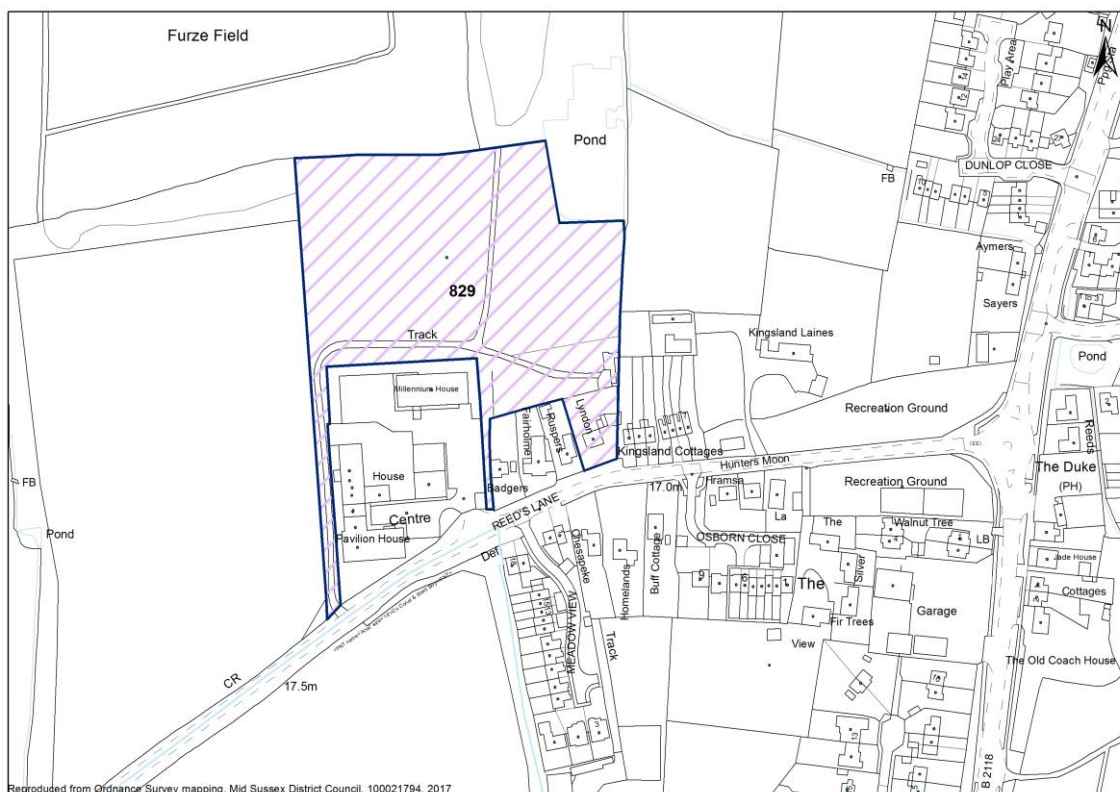
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Sayers Common

ID **829** Land to the north Lyndon, Reeds Lane, Sayers Common



Site Details

Units: **35** Site Area (ha): **1.11**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: desk based archaeological assessment and Walkover Survey to define parts of the site where buried remains of former brickworks buildings may survive. Archaeological mitigation strategy to be devised from the findings, to include trial trench excavation where appropriate.
8 - Landscape	Medium	The site is well screened by mature trees and hedges. The landscape impact of development is therefore considered to be low.
9 - Trees/TPOs	Low/Medium	Trees along the northern and southern boundaries, cluster of trees in the north eastern corner.

Part 2 - Deliverability Considerations

10 - Highways

Site Selection - Housing

11 - Local Road/Access	Significant - Improve	Site access is not suitable in terms of visibility for site 829 alone; however, access is likely to be achieved through an adjacent committed scheme.
12 - Deliverability	Developable	Site is in control of a housebuilder. Outline application April 2021. First completions September 2022.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply. Potential for the site to provide a site for an outreach facility. Not previously supported by the CCG. Off site potential for the site to reduce the surface water currently entering the dual sewer, by diverting in onto this site. This will relieve the sewer, freeing up sewerage capacity.

Part 3 - Sustainability / Access to Services

14 - Education	More than 20 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan	Policy Countryside C1 Conserving and enhancing character	Minerals	Site is within the Brick Clay (Weald) MSA
Waste	No water or wastewater considerations identified	Environmental Health	Potential for contaminated land to be present on site related to past or present land uses within or adjacent to the site
Sustainability Appraisal	Positive effects in relation to the economic SA and housing SA objectives are anticipated. Minor negative effects are anticipated in relation to the land use and countryside SA objectives as the site is greenfield and is found to have limited landscape capacity.	Notes	Within countryside area.

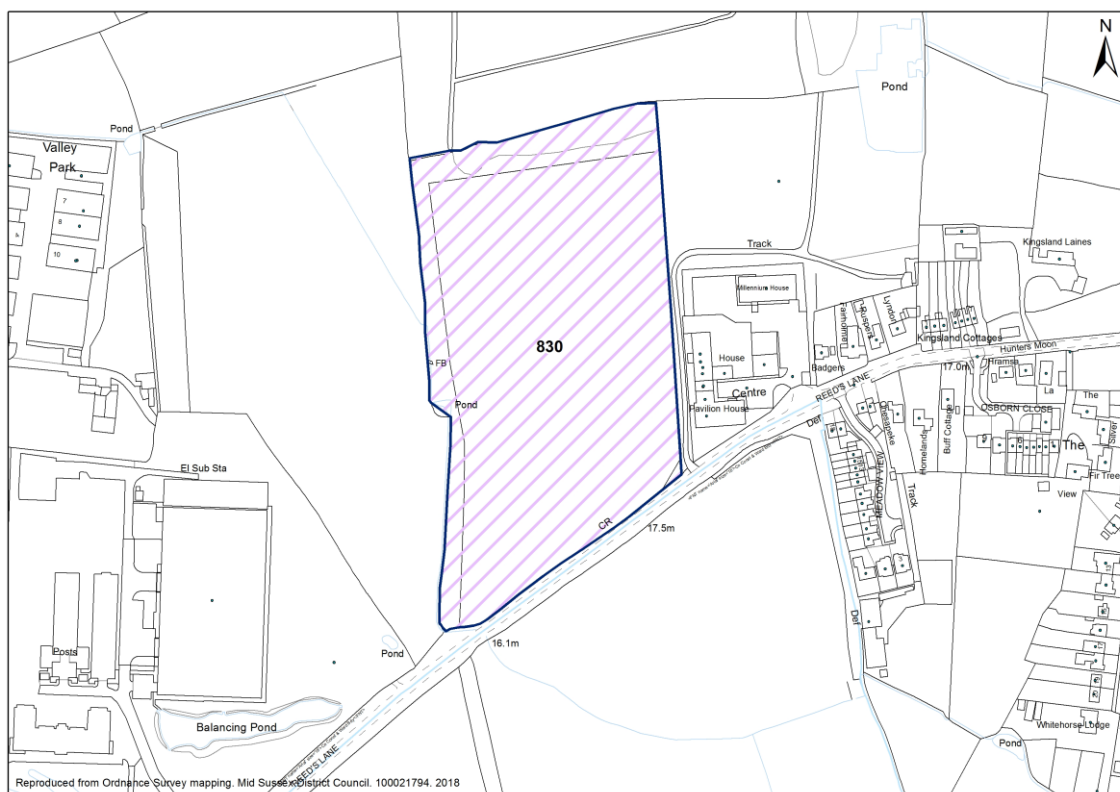
Part 5 - Conclusion

Summary	In the context of an adjacent committed scheme (to the east) the site will form a natural extension to the built area of Sayers Common with minimal impact on the landscape setting of the village if existing screening is retained and enhanced. The adjacent scheme will also provide opportunities to deliver walking and cycling connections to the services at the village centre. The site has low biodiversity and heritage sensitivity and a future scheme could retain and incorporate existing trees on site.
Recommendation	Site is proposed for allocation

Site Selection - Housing

Sayers Common

ID **830** Land to the west of Kings Business Centre, Reeds Lane, Sayers Common



Site Details

Units: **100** Site Area (ha): **3.3**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	Moderate - Mitigation	Before submission of planning application: desk based assessment and walkover survey, to be informed by any ground investigation carried out. Archaeological assessment (fieldwork) and mitigation strategy (if appropriate) to arise from the findings.
8 - Landscape	Medium	The site is screened by mature trees to the North, South and west. The Kings Business Centre lies to the east of the site.
9 - Trees/TPOs	Low/Medium	A few trees within the site, as well as along site boundaries.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Moderate - Improve	The proposed access point is along Reeds Lane; though currently unmade, the potential access point would be considered suitable.
12 - Deliverability	Developable	House builder has control over the site. Outline application April 2021. First completions September 2022.

Site Selection - Housing

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contributions apply. Potential for the site to provide a site for an outreach facility. Not previously supported by the CCG. Off site potential for the site to reduce the surface water currently entering the dual sewer, by diverting in onto this site. This will relieve the sewer, freeing up sewerage capacity.

Part 3 - Sustainability / Access to Services

14 - Education

More than 20 Minute Walk

15 - Health

More than 20 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

Policy Countryside C1 Conserving and enhancing character

Minerals

No minerals considerations identified.

Waste

No water or wastewater considerations identified

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Positive effects in relation to the economic SA and housing SA objectives are anticipated. Negative effects are anticipated in relation to the land use and countryside SA objectives as the site is greenfield and is found to have limited landscape capacity.

Notes

Within the countryside area.

Part 5 - Conclusion

Summary

The site is free of biodiversity and heritage constraints, but has a degree of landscape and townscape sensitivity. Although the site is partially screened by existing trees, its size and form are inconsistent with the established settlement pattern of Sayers Common and development could have potential to adversely affect the setting and character of the approach to the village from the west. The SA finds that there are more sustainable sites in Sayers Common available to contribute to housing need in the village and at Category 3 of the settlement hierarchy.

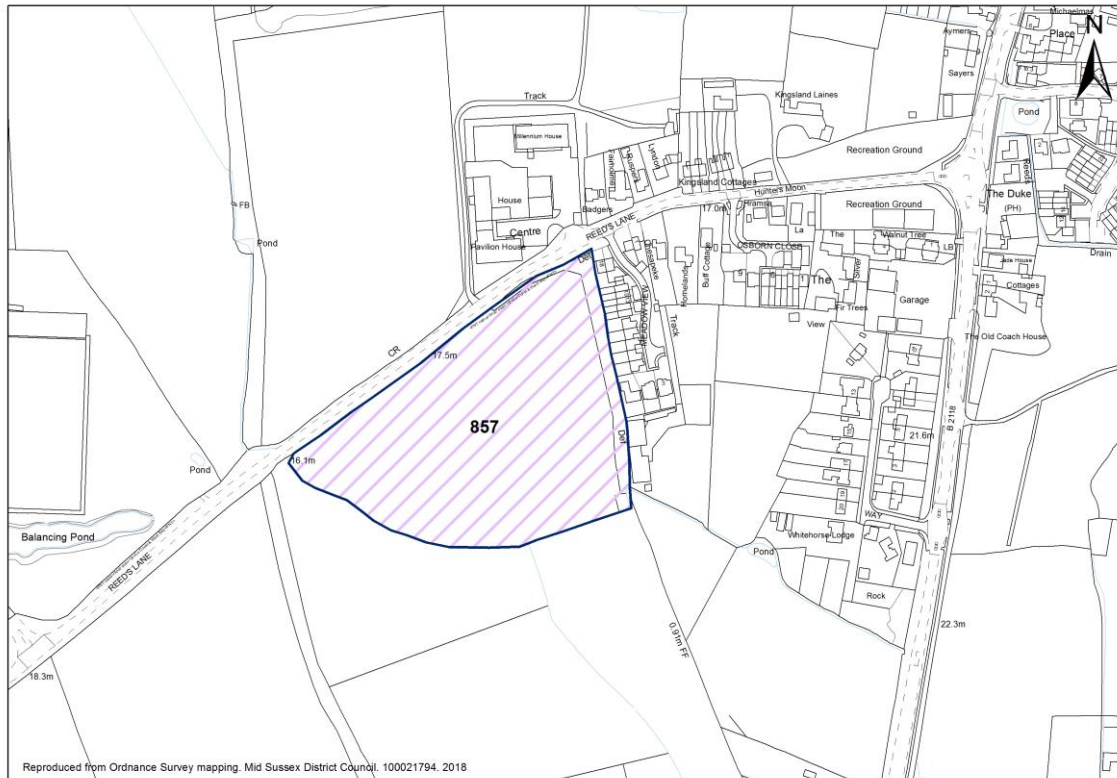
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Sayers Common

ID **857** Land west of Meadow View, Sayers Common



Site Details

Units: **45** Site Area (ha): **1.5**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk. However, the area is susceptible to groundwater flooding.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	Low/Medium	Development of this site has the potential to have an impact on the landscape. There are long distance views from the site to the south, and no strong defensible boundary or substantial screening to the south. Development of the site would represent an incursion into the countryside.
9 - Trees/TPOs	None	No risk of tree loss.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Safe access to site already exists
12 - Deliverability	Uncertain developability	No developer questionnaire received.

Site Selection - Housing

13 - Infrastructure	Infrastructure capacity	No Developer Questionnaire, assumed capacity.
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Part 3 - Sustainability / Access to Services

14 - Education	More than 20 Minute Walk
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15 - Health	More than 20 Minute Walk
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16 - Services	Less Than 10 Minute Walk
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17 - Public Transport	Poor
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Part 4 - Other Considerations

Neighbourhood Plan

Hurstpierpoint & Sayers Common Neighbourhood Plan
Policy C1 - Countryside: Conserving and enhancing
character

Minerals

Minerals considerations unnecessary as site does not
progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site
does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site
does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative
and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

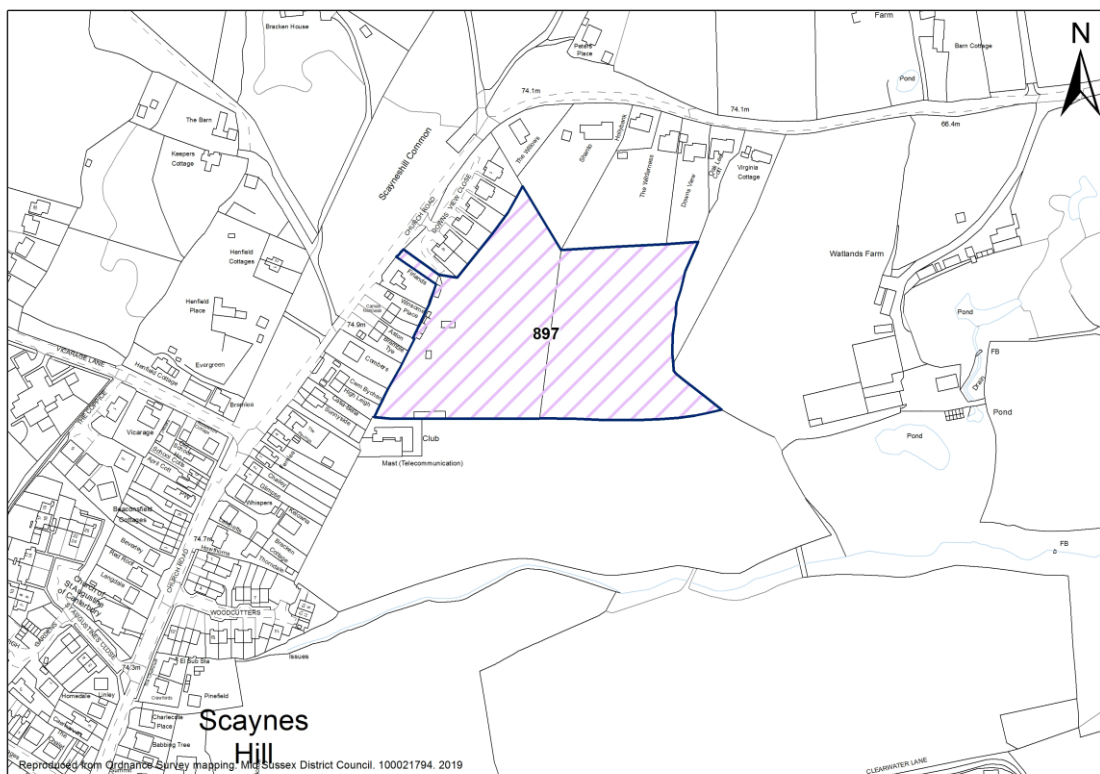
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Scaynes Hill

ID **897** Land to the rear Firlands, Church Road, Scaynes Hill



Site Details

Units: **20** Site Area (ha): **1.1**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	Local Wildlife Site - SWT Mitigation	This site is nearby to Scaynes Hill Common. Although this site is not in close proximity to the LWS the site supports acid grassland. This type of habitat is vulnerable to changes in management, disturbance and nutrient input. Therefore impacts of development will be dependent on the access arrangements to the LWS, for example increase in dog fouling could be an issue. Regardless of access the impacts of an increase in domestic pets, particularly cats should be considered.
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	No objection. Archaeological assessment and mitigation not required.
8 - Landscape	Medium	The site is in an area of substantial landscape sensitivity and slight landscape value. Some long views to the east through the trees.
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways

Site Selection - Housing

11 - Local Road/Access	Moderate - Improve	The access point is at the Church Road and Downs View Close junction, leading to the site. The site is in single ownership, providing a number of options for access. Further assessment is required whether the site can support the anticipated number of dwellings.
12 - Deliverability	Developable	Site is owned by a housebuilder; looking to submit an application upon the site receiving a draft allocation in the Sites Allocations document.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire -normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
	Part of site within Building Stone (Cuckfield) MSA. All of site in Building Stone MCA
Waste	Environmental Health
No water or wastewater considerations identified	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
This site scores positively against the social and economic objectives. Whilst there are a number of negative impacts expected, mitigation could address any biodiversity issues. The other negatives are expected as they are in conflict with housing development in general. It is considered that negative effects are outweighed by positives, particularly in light of the significant positive effect on housing supply in the context of Scaynes Hill's residual need.	

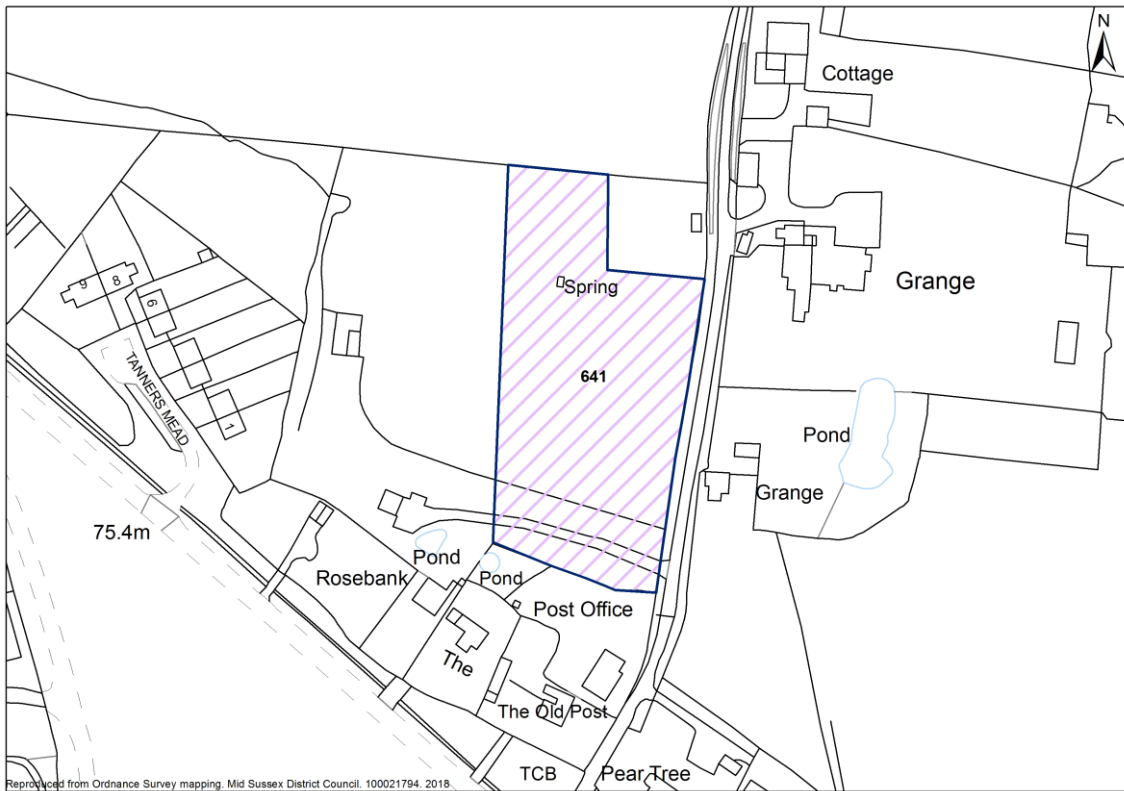
Part 5 - Conclusion

Summary	The site has potential access constraints as it has no direct frontage onto a public highway, though it is anticipated that access will be achievable via an extension to and possible re-modelling of the existing access to Downs View Close. Proximity to the Scaynes Hill Common Local Wildlife Site (LWS) could give rise to additional recreational pressure, though the relatively small site is considered to limit the potential for adverse effects. The site is well located to access to local services at Scaynes Hill, including the primary school. There are no heritage constraints on site.
Recommendation	Site is proposed for allocation.

Site Selection - Housing

Staplefield

ID **641** **Tanyards Field, Tanyard Lane, Staplefield (Larger option inclusive of Site 596)**



Site Details

Units: **6** Site Area (ha): **0.6**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Low impact	Low impact on AONB. Spring within site. The Grange opposite the site is a historic tanyard. Small village focused around intersection of routeways and village green. Small site appropriate to scale of settlement and located close to village core. Tanyard Lane is a historic public right of way. No woodland on or near the site. Post-mediaeval field system. Site likely to be viewed from adjacent public right of way.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	The Jolly Tanners PH, Handcross Road and St Marks Church and St Marks Primary School. Development on the site would have a neutral impact on the setting of the nearby listed buildings, due to the distance between them and intervening screening. NPPF: No Harm
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Medium)	Staplefield Conservation Area: The approval for a single house in close proximity to the Lane would not relate directly to a larger residential scheme on the site. The rural setting of the CA is considered to make a strong positive contribution to its special character. Whilst there are limited direct sightlines between the conservation area and the site, the open and undeveloped nature of the site contributes to a wider rural setting for the conservation

Site Selection - Housing

area, particularly as it contributes to preserving the distinctive linear settlement pattern of the immediate area. Residential development on the site would have a fundamental impact on these characteristics. Development on this site therefore has potential to be harmful to the wider setting of, and glimpsed views to and from, the conservation area. Depending on the character of the development and whether or not Rosebank is removed to create an access point, it is likely to be visible between the houses along Handcross Road in views from the direction of the Green. NPPF: LSH, MID

7 - Archaeology None

8 - Landscape AONB

Site is within the High Weald AONB (assessed under criterion 1)

9 - Trees/TPOs Low/Medium

Tree along eastern boundary.

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access None

Safe access to site already exists.

12 - Deliverability Reasonable prospect
developability

Various options to bring site forward. Planning applications to follow allocation.

13 - Infrastructure Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education Less Than 10 Minute Walk

15 - Health More than 20 Minute Walk

16 - Services 10-15 Minute Walk

17 - Public Transport Fair

Part 4 - Other Considerations

Neighbourhood Plan
Policy 3 Protection of the open countryside.

Minerals
Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health
Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

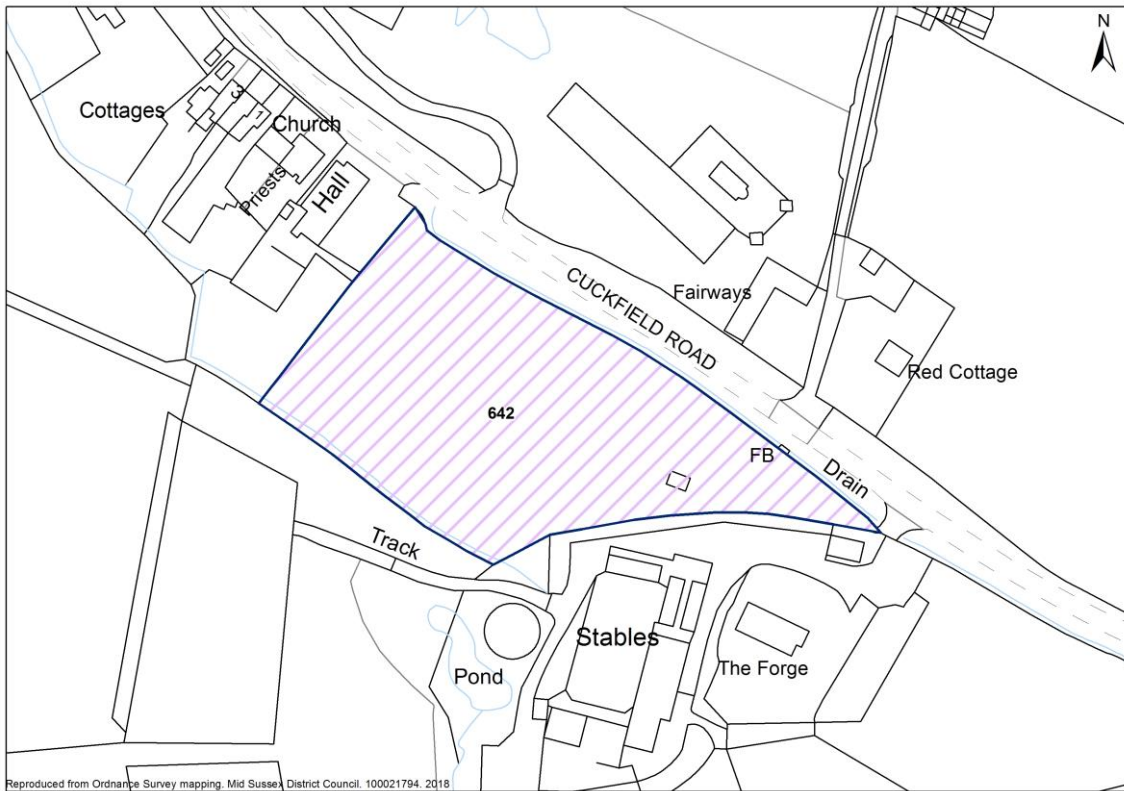
Summary The assessment finds that the site is not suitable for allocation.

Recommendation Site is not proposed for allocation.

Site Selection - Housing

Staplefield

ID **642** Land south of village Hall, Cuckfield Road, Staplefield



Site Details

Units: **26** Site Area (ha): **0.87**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	Moderate impact on AONB due to removal of an important gap between the village hall / core village and the group of buildings at The Forge contrary to the historic settlement pattern of Staplefield. Watercourses on north-east and south-west boundaries. Small village focused around intersection of routeways and village green. A recent appeal decision for three dwellings on part of the site (DM/17/3813) found that “The development would encroach into the rural landscape compromising its undeveloped character. It would also reduce the undeveloped gap between the village hall and the small group of buildings at ‘The Forge’, which form a distinct group with a different character to the village itself”. The development of the whole site with 26 units would remove this gap altogether and would not therefore be characteristic of the settlement pattern. Cuckfield Road is a historic routeway. No woodland on or near the site. Not identified as a field in the Historic Landscape Characterisation. Site likely to be viewed from adjacent road.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	Barnhall Cottages, Cuckfield Road, development on it is likely to

Site Selection - Housing

		have a neutral impact on their special interest. NPPF: NO HARM
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (High)	The recent appeal decision supports the conclusion that development on this site would be detrimental to the setting of the Staplefield Conservation Area including the key approach to it along Cuckfield Road from the east. NPPF:LSH, MID
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Trees along the boundaries of the site.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Safe access is not available but potential exists to easily gain access.
12 - Deliverability	Reasonable prospect developability	No housebuilder control indicated but full application submission June 2019.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	More than 20 Minute Walk
16 - Services	More than 20 Minute Walk
17 - Public Transport	Poor

Part 4 - Other Considerations

Neighbourhood Plan	Policy 3 Protection of the open countryside.	Minerals	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes	

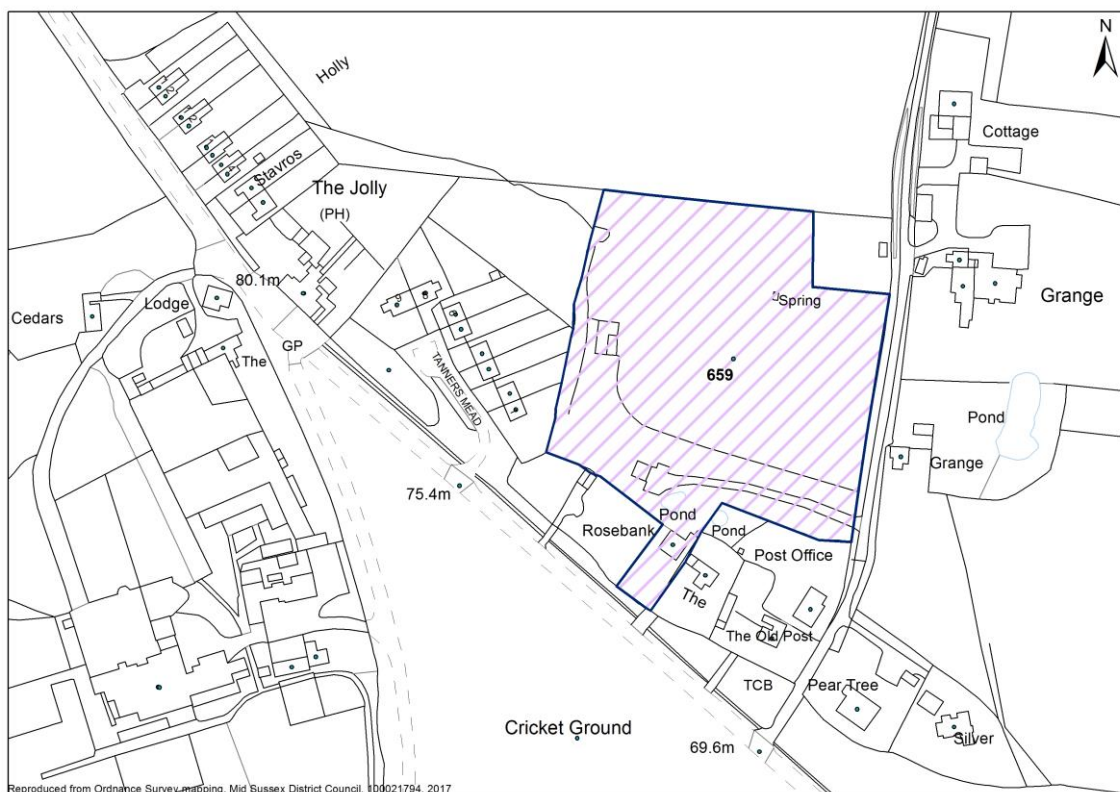
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Staplefield

ID **659** **Rosebank, Handcross Road, Staplefield (two options including and excluding Rosebank)**



Site Details

Units: **9** Site Area (ha): **1.4**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Low impact	Low impact on AONB. Spring within site. The Grange opposite the site is a historic farmstead. Small village focused around intersection of routeways and village green. Small site appropriate to scale of settlement and located close to village core. Tanyard Lane is a historic public right of way. No woodland on or near the site. Post-mediaeval field system. Site likely to be viewed from adjacent public right of way.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	The Jolly Tanners PH, Handcross Road and St Marks Church and St Marks Primary School. Development on the site would have a neutral impact on the setting of the nearby listed buildings, due to the distance between them and intervening screening. NPPF: No HARM.
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Medium)	Staplefield Conservation Area: The approval for a single house in close proximity to the Lane would not relate directly to a larger residential scheme on the site. The rural setting of the CA is considered to make a strong positive contribution to its special character. Whilst there are limited direct sightlines between the conservation area and the site, the open and undeveloped nature of the site contributes to a wider rural setting for the conservation

Site Selection - Housing

area, particularly as it contributes to preserving the distinctive linear settlement pattern of the immediate area. Residential development on the site would have a fundamental impact on these characteristics. Development on this site therefore has potential to be harmful to the wider setting of, and glimpsed views to and from, the conservation area. Depending on the character of the development and whether or not Rosebank is removed to create an access point, it is likely to be visible between the houses along Handcross Road in views from the direction of the Green. NPPF: LSH, MID

7 - Archaeology None

8 - Landscape AONB

Site is within the High Weald AONB (assessed under criterion 1)

9 - Trees/TPOs Low/Medium

Trees along the site boundaries

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access None

Safe access to site already exists.

12 - Deliverability Reasonable prospect
developability

Various options to bring site forward. Planning applications to follow allocation.

13 - Infrastructure Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education Less Than 10 Minute Walk

15 - Health More than 20 Minute Walk

16 - Services 10-15 Minute Walk

17 - Public Transport Fair

Part 4 - Other Considerations

Neighbourhood Plan

Policy 3 Protection of the open countryside.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

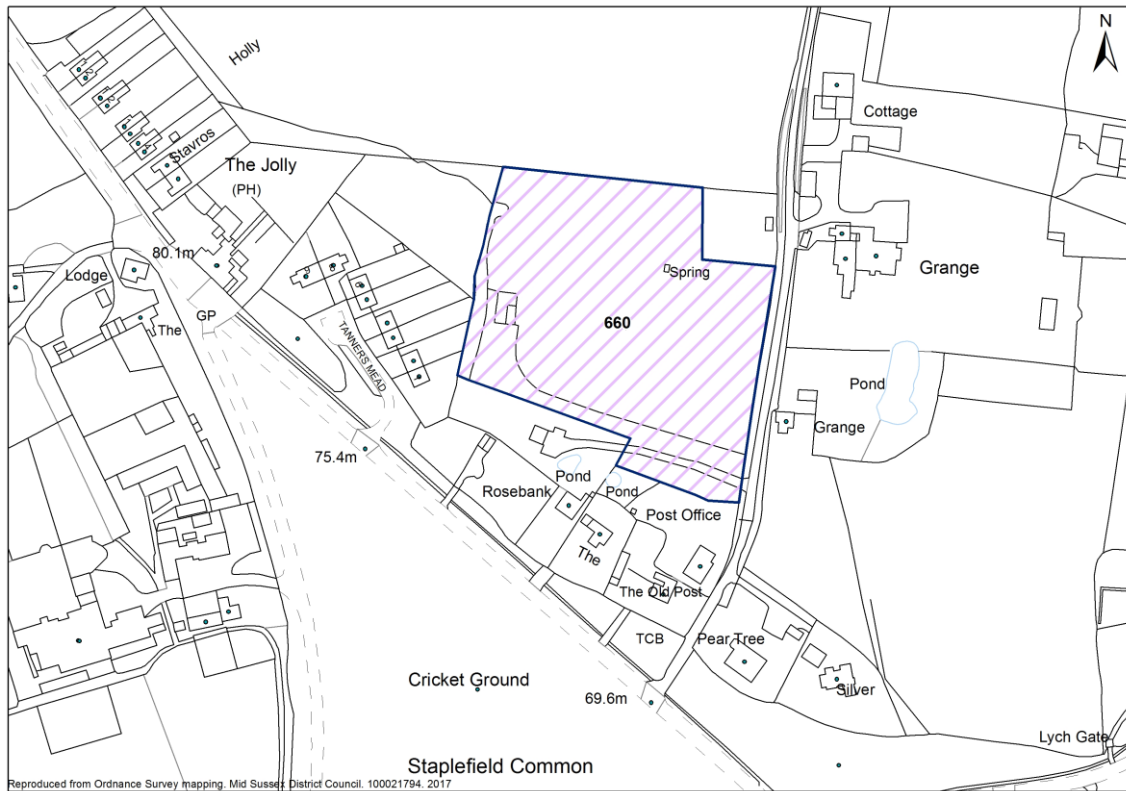
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Staplefield

ID **660** **The Stables Field, Tanyard Lane, Staplefield**



Site Details

Units: **9** Site Area (ha): **1.2**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Low impact	Low impact on AONB. Spring within site. The Grange opposite the site is a historic farmstead. Small village focused around intersection of routeways and village green. Small site appropriate to scale of settlement and located close to village core. Tanyard Lane is a historic public right of way. No woodland on or near the site. Post-mediaeval field system. Site likely to be viewed from adjacent public right of way.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	The Jolly Tanners PH, Handcross Road and St Marks Church and St Marks Primary School. Development on the site would have a neutral impact on the setting of the nearby listed buildings, due to the distance between them and intervening screening. NPPF: No Harm.
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Medium)	Staplefield Conservation Area: The approval for a single house in close proximity to the Lane would not relate directly to a larger residential scheme on the site. The rural setting of the CA is considered to make a strong positive contribution to its special character. Whilst there are limited direct sightlines between the conservation area and the site, the open and undeveloped nature of the site contributes to a wider rural setting for the conservation

Site Selection - Housing

area, particularly as it contributes to preserving the distinctive linear settlement pattern of the immediate area. Residential development on the site would have a fundamental impact on these characteristics. Development on this site therefore has potential to be harmful to the wider setting of, and glimpsed views to and from, the conservation area. Depending on the character of the development and whether or not Rosebank is removed to create an access point, it is likely to be visible between the houses along Handcross Road in views from the direction of the Green. NPPF: LSH, MID

7 - Archaeology None

8 - Landscape AONB

Site is within the High Weald AONB (assessed under criterion 1)

9 - Trees/TPOs Low/Medium

Trees along the site boundaries

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access None

Safe access to site already exists.

12 - Deliverability Reasonable prospect
developability

Various options to bring site forward. Planning applications to follow allocation.

13 - Infrastructure Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education Less Than 10 Minute Walk

15 - Health More than 20 Minute Walk

16 - Services 10-15 Minute Walk

17 - Public Transport Fair

Part 4 - Other Considerations

Neighbourhood Plan

Policy 3 Protection of the open countryside.

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

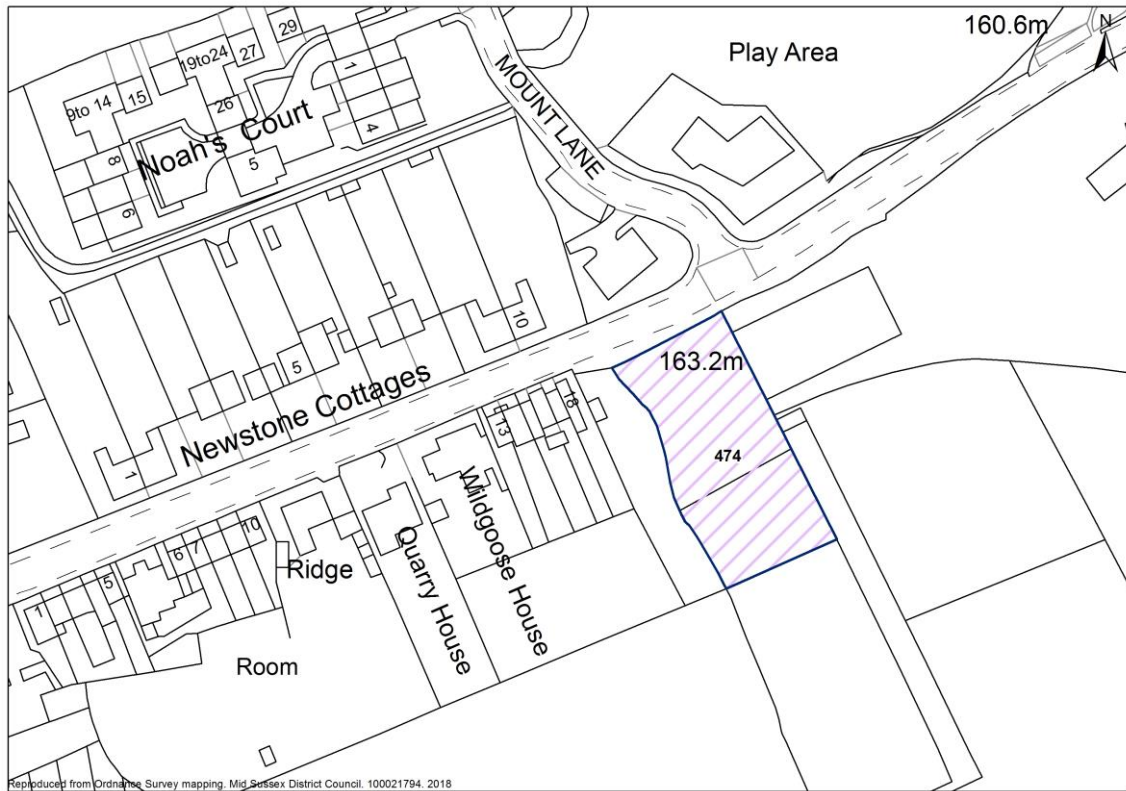
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

Turners Hill

ID **474** Land adjacent to 18 East Street, Turners Hill



Site Details

Units: **12** Site Area (ha): **0.18**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	Moderate impact on AONB due to loss of medieval field system and potential impact on Ancient Woodland / gill woodland. Steep site sloping down to the south, no watercourses mapped on site but gill stream to the south. Burleigh Farm is a historic farmstead. The site lies between the farmstead and the main village opposite a cul-de-sac The Mount which accesses the Arc community centre and the playing field. East Street is a historic routeway. Spring Wood to the south of the site is Ancient Woodland and gill woodland. Part of a medieval field system. Very limited views from East Street due to mature hedgerow and trees. Will be more visible when access constructed.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	Housing on the proposed site would have an impact on the historic context within which they (Newstone Cottages) are currently appreciated. NPPF:LSH, LOW
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (Low)	Development on the site will have an impact on the currently rural character of the Conservation Area's setting and on a key approach to the Area from the east. However the site is modestly sized and potentially respects the existing pattern of development along East Street. NPPF: LSH, LOW

Site Selection - Housing

7 - Archaeology	None	No objection. Archaeological assessment and mitigation not required.
8 - Landscape	AONB	
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	None	Access could be gained from East Street.
12 - Deliverability	Reasonable prospect developability	Site not in control of housebuilder. Subject to allocation, development to be complete within 5 years of allocation.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - Normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
THP8 Countryside Protection	Site is within Ardingly Building Stone MSA, abutting Brick Clay (Wadhurst) MSA.
Waste	Environmental Health
No water or wastewater considerations identified	Potential for contaminated land to be present on site related to past or present land uses within or adjacent to the site.
Sustainability Appraisal	Notes
The site's performance in relation to the housing objective is positive, though there is a major negative in relation to the historic environment objective on the basis of the site's listed building and conservation area constraints. Performance against landscape and countryside objectives are negative given the open, rural character of the site and its contribution to the setting and character of Bolney.	

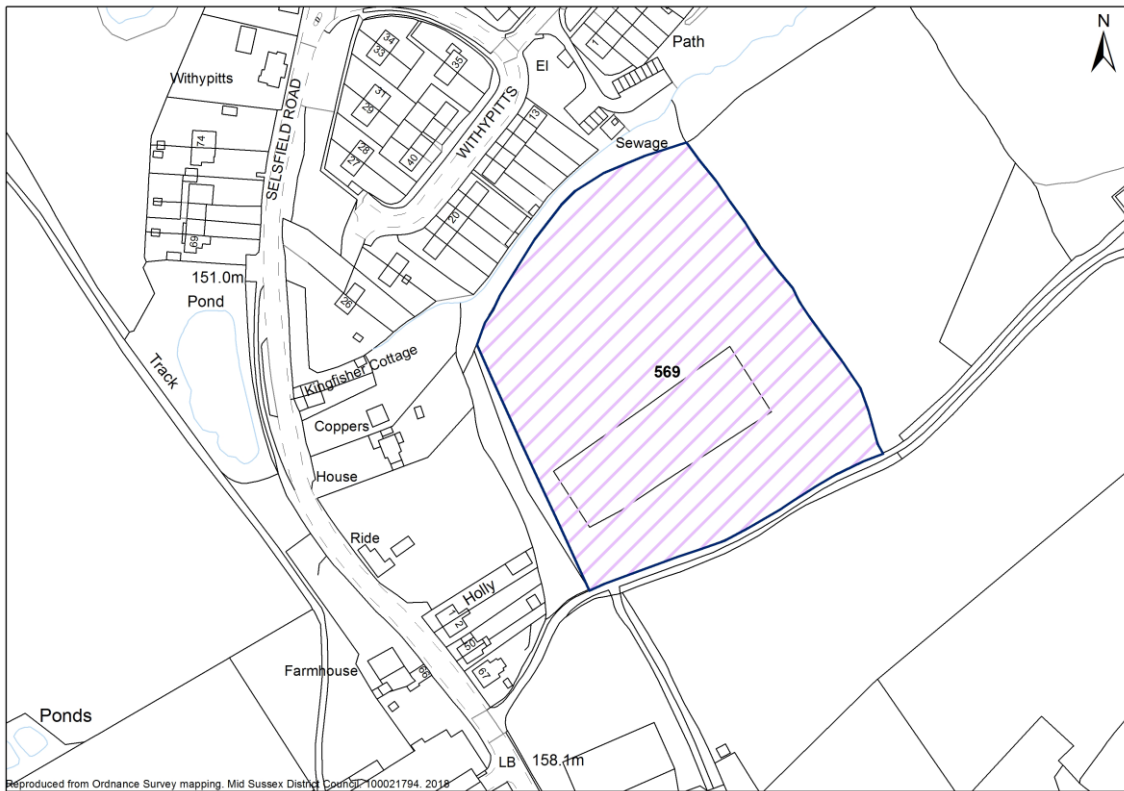
Part 5 - Conclusion

Summary	The site is free of biodiversity constraints but contains a number of mature, though unprotected, trees. The site has good access to limited local services at Bolney, though limited public transport. The principal constraint relates to the adjacent conservation area and associated potential for harm to the landscape setting of the conservation area from development on site. The site's initial indicative yield is low, and it is considered that a scheme which incorporates screening to mitigate visual effects on the conservation area would likely reduce the potential yield to below the threshold for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Turners Hill

ID **569** Land rear of Withypitts, Selsfield Road, Turners Hill



Site Details

Units: **45** Site Area (ha): **1.5**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	Moderate impact on AONB due to scale of development and loss of medieval field system. Site slopes down to gill woodland to the north. Site on southern periphery of village, with linear development along Selsfield Road to the west and modern estate development in Withypitts to the north. Significant scale of development compared to size of existing village. Selsfield Road is a historic routeway. Gil woodland and mature trees on the northern boundary. Part of a medieval field system. No public access or views.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	None	Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways

Site Selection - Housing

11 - Local Road/Access	Severe	There is potentially access off Selsfield road, however the access road would need work to make it suitable for increased traffic, because at present it is single lane. The access is also under separate ownership (on site visit the owner of track made clear he would not wish to release track for access at present time). Another potential limitation is that the access road would also be close to current residential buildings to the west of the site.
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12 - Deliverability	Uncertain developability	No housebuilder or agent promoting the site.
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13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.
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Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
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15 - Health	Less Than 10 Minute Walk
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16 - Services	Less Than 10 Minute Walk
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17 - Public Transport	Fair
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Part 4 - Other Considerations

Neighbourhood Plan
THP8 Countryside Protection

Minerals
Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health
Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

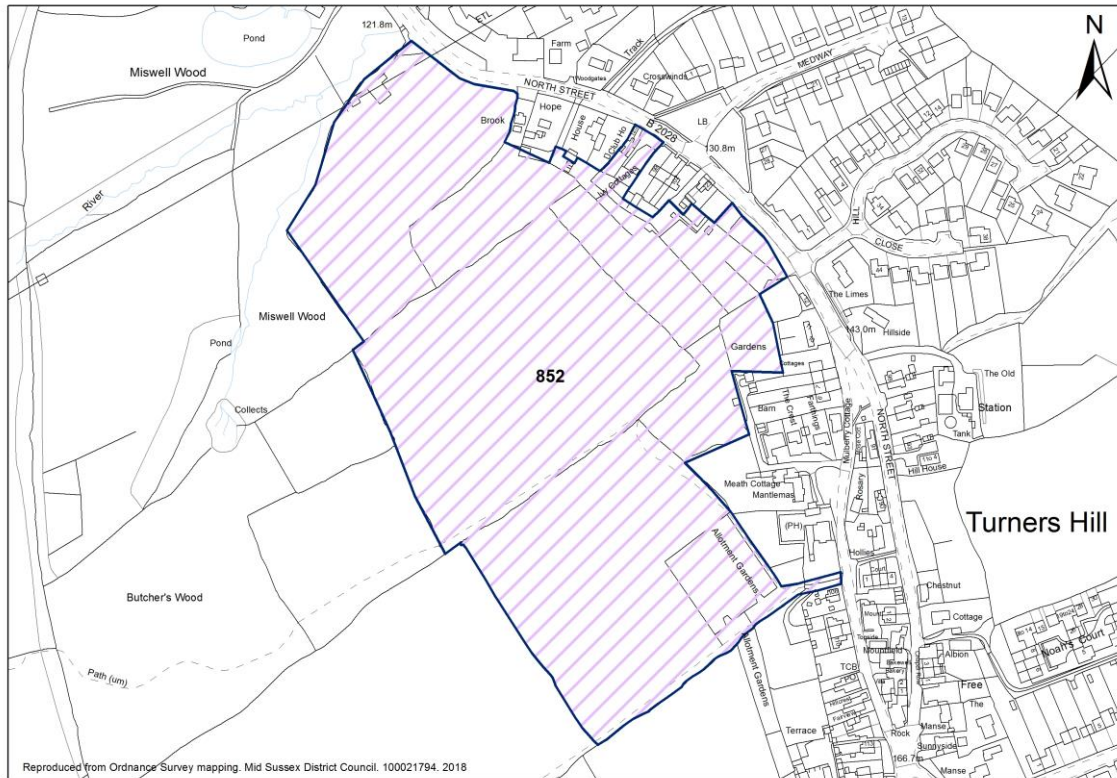
Summary	The assessment finds that the site is not suitable for allocation.
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Recommendation	Site is not proposed for allocation.
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Site Selection - Housing

Turners Hill

ID **852** Land north of Old Vicarage Field, Lion Lane, Turners Hill



Site Details

Units: **130** Site Area (ha): **8.3**

Part 1 - Planning Constraints

1 - AONB	N/A	The site is remote from the High Weald AONB
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	Adjacent	The north/western boundary of this site is bordered by ancient woodland, the 25m mitigation buffer encroaches into the site. Developable area has been reduced to account for this.
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (High)	Mantlemas and the Red Lion PH Development on this site would fundamental impact on the currently rural outlook to the rear of these buildings. This would be detrimental their settings and the manner in which their special interest is appreciated. NPPF: LSH, MID/HIGH
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (High)	Development on this site would have a fundamental impact on the character of this part of the setting of the Conservation Area. The currently open and rural nature of the site makes a strong positive contribution to the setting of the heritage asset, and as such development on it would detract from the Area's special character and the manner in which this is appreciated. NPPF:LSH, HIGH
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation to take place (geophysical survey), to inform an

Site Selection - Housing

		archaeological mitigation strategy.
8 - Landscape	Low	Site is within an area assessed in the LUC Capacity Study as having low landscape capacity, with substantial sensitivity and value.
9 - Trees/TPOs	Low/Medium	Some mature trees on site and TPO trees adjacent to north east border.

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Severe	It is not considered possible to provide a suitable access in this location due to visibility limitations and land ownership complexities. Access is proposed via an adjacent allocated site. However, the adjacent allocation has no extant permission and it cannot be assumed that it will come forward over the plan period.
12 - Deliverability	Reasonable prospect developability	Land being promoted by agent. Developer will be brought on board once it is known if allocated. Planning application to follow allocation.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan	THP8 Countryside Protection	Minerals	Minerals considerations unnecessary as site does not progress past detailed assessment stage.
Waste	Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental Health	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	Notes	THP8 Countryside Protection - Within Strategic Gap

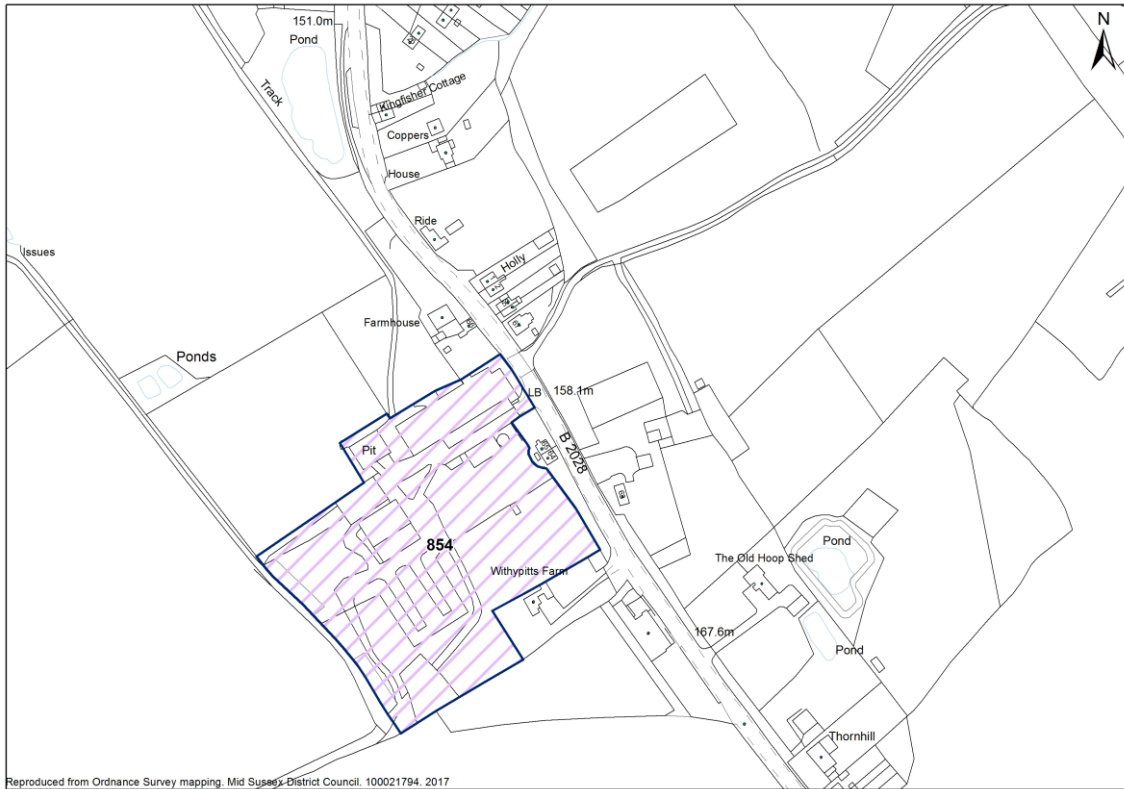
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Turners Hill

ID **854** **Withypitts Farm, Selsfield Road, Turners Hill**



Site Details

Units: **16** Site Area (ha): **1.5**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	Moderate impact on AONB but could be reduced to low impact if capacity is reduced and development designed to reflect a farmstead model. Reasonably flat site north of summit of hill. Two small ponds / lagoons in north-west corner. Withypitts identified as a historic farmstead but most of the current buildings are modern. Southern edge of village and on western side of Selsfield Road which is characterised by dispersed development. Separated from main village so the design of development would need to reflect farmstead model which would probably reduce capacity. Selsfield Road is a historic routeway. Track to the south is also identified as a historic route although it doesn't appear to be a PROW. No woodland on or adjacent to the site. Mainly not identified as a field in the Historic Landscape Characterisation, but small area of medieval field system in north of site. Limited public views into site from Selsfield Road.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site

Site Selection - Housing

7 - Archaeology

None

8 - Landscape

AONB

9 - Trees/TPOs

None

Site is not affected by trees

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

None

Access already established on to Selsfield Road.

12 - Deliverability

Reasonable prospect
developability

Land being promoted by agent. Developer will be brought on board once it is known if allocated. Planning application to follow allocation.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contribution apply.

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

10-15 Minute Walk

16 - Services

Less Than 10 Minute Walk

17 - Public Transport

Fair

Part 4 - Other Considerations

Neighbourhood Plan

THP8 Countryside Protection

Minerals

Site is within Brick Clay (Wadhurst) MCA - approx 150 metres from resource. Within Building Stone (Ardingly and Cuckfield) MCA - approx 50 metres from resource

Waste

No water or wastewater considerations identified

Environmental Health

Potential for contaminated land to be present on site related to past or present land uses within or adjacent to the site

Sustainability Appraisal

Although Site 854 performs poorly against the countryside criteria due to its location within the High Weald AONB, it is generally accepted (through the adopted District Plan residual housing requirements for settlements) that limited development can be appropriate in principle at settlements which are entirely washed over by the AONB in order to support their continued vitality. As there is a residual need in Turners Hill and Site 854 is small (therefore minimising potential negative impacts) it is considered that the site could make a contribution towards meeting the residual need whilst also minimising negative effects on the AONB.

Notes

Part 5 - Conclusion

Summary

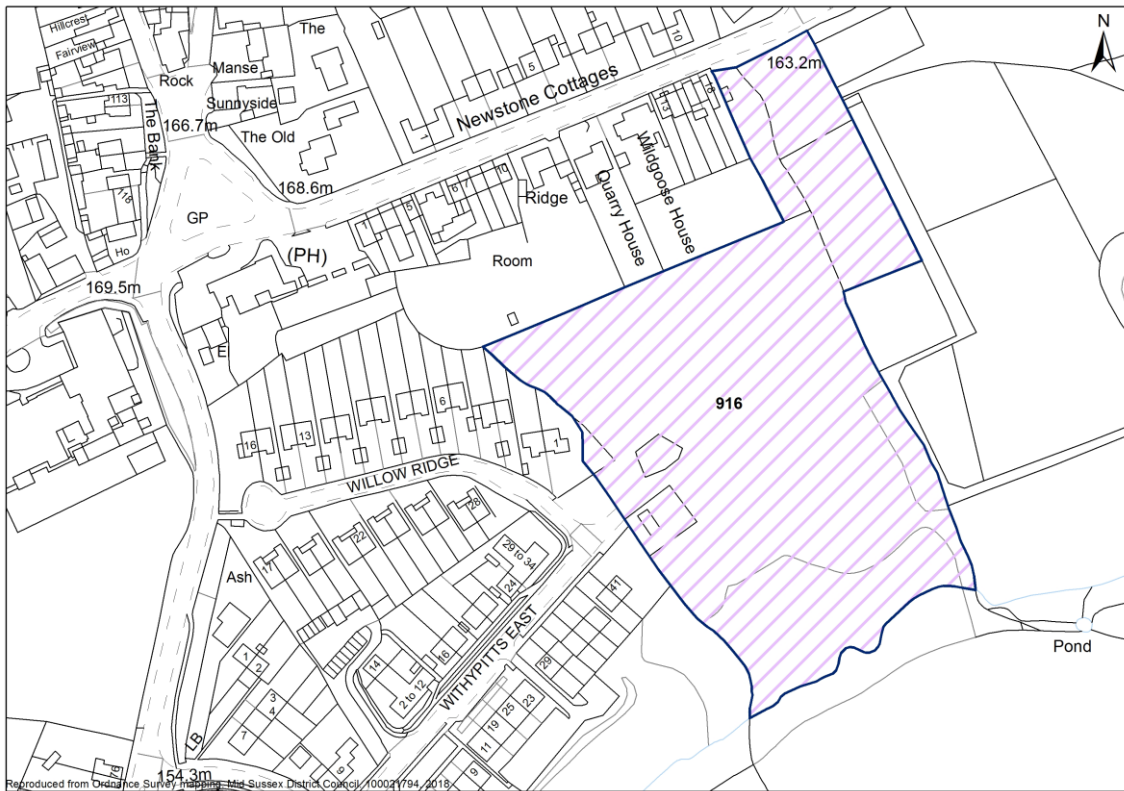
The site is within the AONB though already contains substantial built form by virtue of its function as a working farmyard. Whilst agricultural buildings are not considered previous development per se, the site is clearly not open and undeveloped and there is potential to minimise impact on the AONB through sensitive design, density and layout. The site is free of biodiversity, flood risk and heritage constraints and is within a short walk of key services and facilities.

Recommendation

Site is proposed for allocation.

Turners Hill

ID **916** Land on East Street and Withypitts Paddock Turners Hill



Site Details

Units: **45** Site Area (ha): **1.5**

Part 1 - Planning Constraints

1 - AONB

Wholly/most within – High impact

High impact on AONB due to scale of proposed development, loss of medieval field system and potential impact on Ancient Woodland / gill woodland. A reduced site avoiding the Ancient Woodland in the southern end may have moderate impact. Steep site sloping down to the south. Gill stream in southern part of site. Burleigh Farm is a historic farmstead. The northern part of the site (SHELAA ref 474) lies between the farmstead and the main village opposite a cul-de-sac The Mount which accesses the Arc community centre and the playing field. The southern field is behind linear development along East Street and modern estate development (Withypitts East and Willow Ridge) is located to the west. Scale of development proposed is significant compared to existing village. East Street is a historic routeway. Medway Shaw in the south of the site is Ancient Woodland and Spring Wood to the east and downstream of the site is Ancient Woodland. They are both gill woodland and linked by undesignated woodland. Part of a medieval field system. Very limited views from East Street due to mature hedgerow and trees. Will be more visible when access constructed. Priority habitat (deciduous woodland), is present on part of the site. Impact on this habitat needs to be considered as the NPPF requires the conservation, restoration and enhancement of priority habitat. To achieve this aim, appropriate mitigation measures may need to be specified.

2 - Flood Risk

None

The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.

Site Selection - Housing

3 - Ancient Woodland	Partial	A large area (approximately 0.5ha) to the south of this site is covered by ancient woodland and accompanying buffer - developable area has been reduced accordingly, and yield affected.
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	Rashes Farmhouse is separated from the site by a band of woodland, however to the topography of the valley it is likely that views of the development would be obtainable from the setting of the farmhouse. This would impinge upon the currently rural setting of the Farmstead and would reduce the sense of separation between the farm and village. This would be detrimental to the special interest of the farmhouse and the manner in which it is appreciated. NPPF:LSH, LOW/MID
6 - Conservation Area	Impact on CA - Less Than Substantial Harm (High)	The backland form of development would not be in keeping with the established pattern to the part of the Conservation Area, and would also impact on the existing striking views which can be obtained from the rear of the buildings across the valley in which the development site is located. This would be detrimental to the setting of this part of the Conservation Area and the manner in which its special character is appreciated. NPPF:LSH, MID
7 - Archaeology	Moderate - Mitigation	No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field evaluation to take place (geophysical survey), to inform an archaeological mitigation strategy.
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	None	

Part 2 - Deliverability Considerations

10 - Highways		
11 - Local Road/Access	Minor - Improve	Access could be achieved from East Street although the topography may make this challenging. More likely access achievable from Withypitts East where a spur on the road and a gate exists.
12 - Deliverability	Reasonable prospect developability	No housebuilder or option agreement. A developer will be brought on board when site is allocated.
13 - Infrastructure	Infrastructure capacity	Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education	Less Than 10 Minute Walk
15 - Health	Less Than 10 Minute Walk
16 - Services	Less Than 10 Minute Walk
17 - Public Transport	Fair

Part 4 - Other Considerations

Neighbourhood Plan	Minerals
THP8 Countryside Protection	Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Site Selection - Housing

Waste	Environmental Health
Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.	Environmental health considerations unnecessary as site does not progress past detailed assessment stage.
Sustainability Appraisal	Notes
Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.	

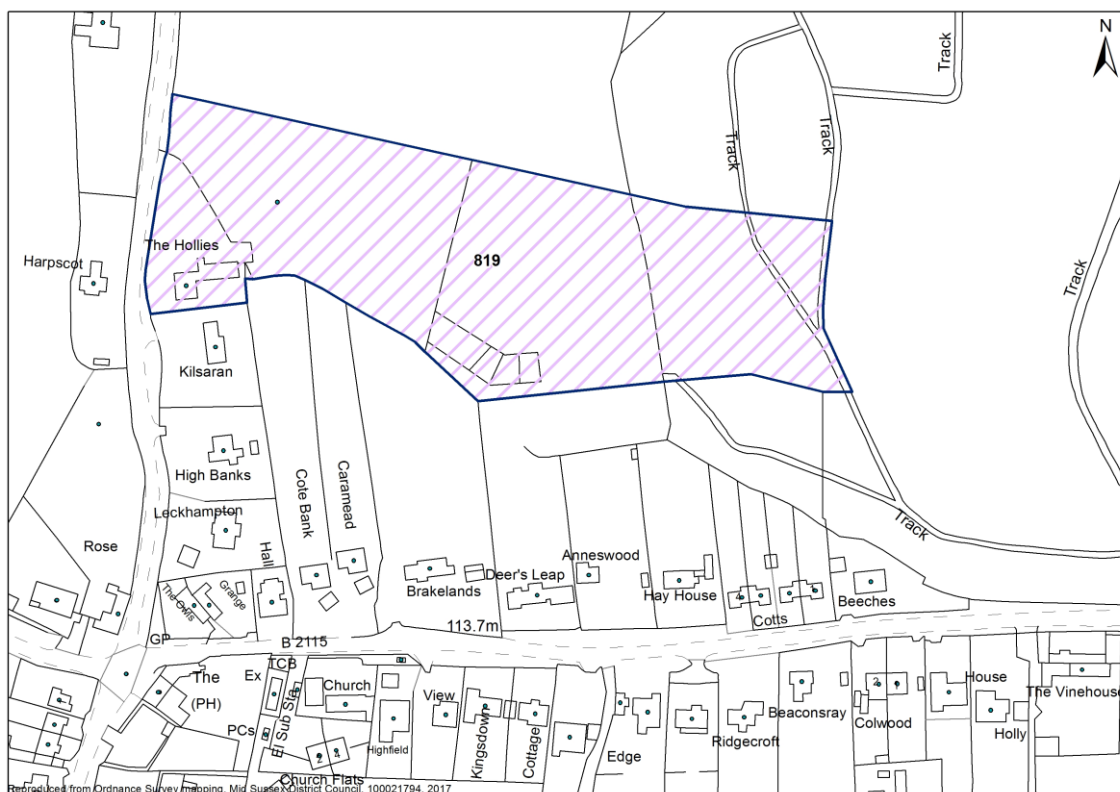
Part 5 - Conclusion

Summary	The assessment finds that the site is not suitable for allocation.
Recommendation	Site is not proposed for allocation.

Site Selection - Housing

Warninglid

ID **819** Land north of The Hollies, Slaugham Lane, Warninglid



Site Details

Units: **5** Site Area (ha): **0.8**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	Moderate impact on AONB because development is unlikely to be characteristic of the settlement pattern due to shape and location of site and potential impact on Ancient Woodland. Reasonably flat with no watercourses mapped. Settlement pattern is development along routeways centred around the crossroads to the south. Slaugham Lane is a historic routeway. The eastern part of the site is in Annes Wood which is Ancient Woodland. Enclosed from woodland in the twentieth century. No views from public viewpoints.
2 - Flood Risk	None	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	None	There are no listed buildings within or adjacent to the site
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	TPO on western site boundary. Various trees within and along site boundaries.

Part 2 - Deliverability Considerations

Site Selection - Housing

10 - Highways

11 - Local Road/Access

Minor - Improve

Safe access is not available but potential exists to easily gain access

12 - Deliverability

13 - Infrastructure

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

More than 20 Minute Walk

16 - Services

More than 20 Minute Walk

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

Policy 3: Protection of the Open Countryside

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

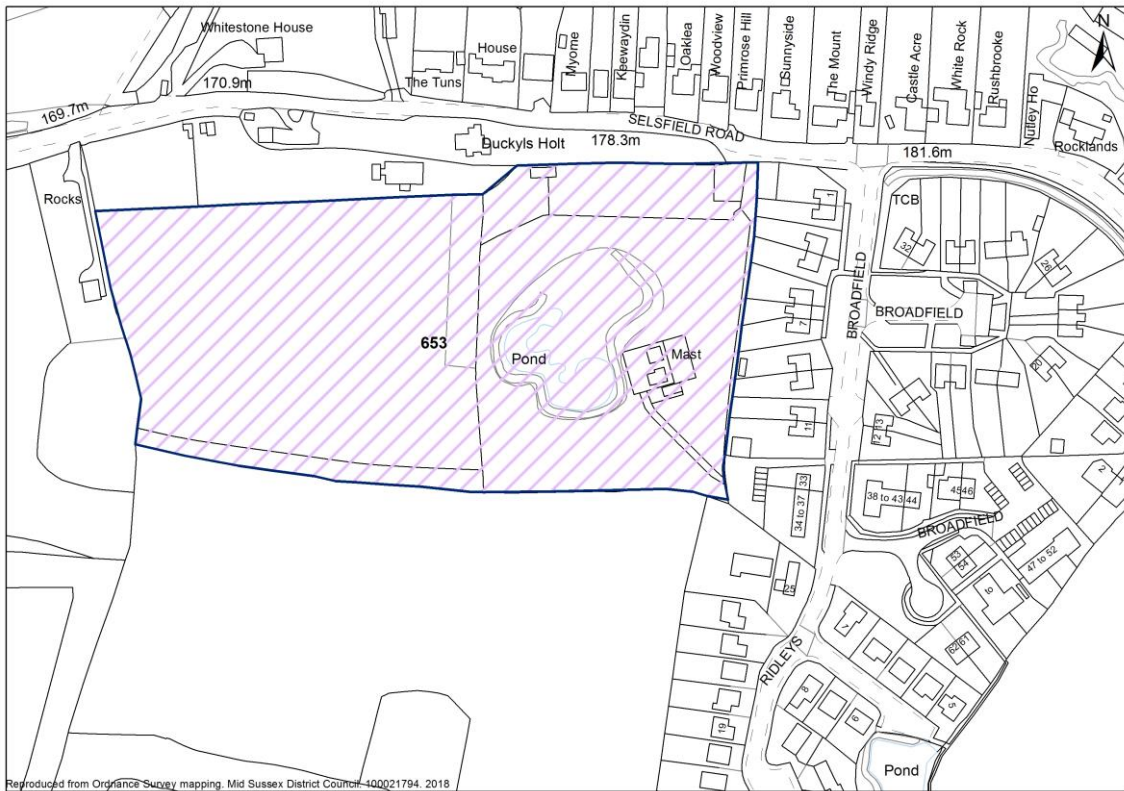
Recommendation

Site is not proposed for allocation.

Site Selection - Housing

West Hoathly

ID **653** **Webbs Mead, Land West of Broadfield, West Hoathly, RH19 4QR**



Site Details

Units: **60** Site Area (ha): **2**

Part 1 - Planning Constraints

1 - AONB	Wholly within – Moderate Impact	Moderate impact on AONB due to partial loss of medieval field system and loss of part of a mature hedgerow for access. High site sloping down to north east. Ponds at eastern end near mast. Eastern periphery of village of West Hoathly, adjacent to modern housing estate and opposite some linear development. Selsfield Road is a historic routeway and Broadfield partly follows a historic PROW. There is no woodland on or adjacent to the site. Eastern field is part of a medieval field system. Western field is post medieval, probably due to alterations around the mast. Site is screened from public view by a mature hedgerow along Selsfield Road. Access likely to affect this.
2 - Flood Risk	None	There is a large pond on the site but the site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3 - Ancient Woodland	None	The site is not affected by Ancient Woodland
4 - SSSI/SNCI/LNR	None	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5 - Listed Buildings	Listed Building - Less Than Substantial Harm (Low)	
6 - Conservation Area	None	There are no conservation areas within or adjacent to the site
7 - Archaeology	None	
8 - Landscape	AONB	Site is within the High Weald AONB (assessed under criterion 1)
9 - Trees/TPOs	Low/Medium	Significant number of mature trees on the site.

Site Selection - Housing

Part 2 - Deliverability Considerations

10 - Highways

11 - Local Road/Access

Severe

Access to the site would be from Broadfield. A single car width access exists that serves the garages to the rear of 33 Broadfield and the radio mast. A wider access is likely to be required to serve a residential development. It has been suggested that this would involve the loss of 11 Broadfield. Access would also involve relocation and overhead power line which goes underground at the proposed access point. This is a severe limitation on access. Alternative access points have also been suggest along Broadfield, but again would involve loss of properties. DQ indicates that Access to site would need to be made via existing Clarion Homes garage driveway. Confirmation that access is available would be required.

12 - Deliverability

Reasonable prospect
developability

In discussions with a housebuilder. Options agreements still to be agreed.

13 - Infrastructure

Infrastructure capacity

Developer Questionnaire - normal contributions apply.

Part 3 - Sustainability / Access to Services

14 - Education

Less Than 10 Minute Walk

15 - Health

Less Than 10 Minute Walk

16 - Services

15-20 Minute Walk

17 - Public Transport

Poor

Part 4 - Other Considerations

Neighbourhood Plan

Minerals

Minerals considerations unnecessary as site does not progress past detailed assessment stage.

Waste

Water and wastewater considerations unnecessary as site does not progress past detailed assessment stage.

Environmental Health

Environmental health considerations unnecessary as site does not progress past detailed assessment stage.

Sustainability Appraisal

Assessment indicates site is not a reasonable alternative and is therefore not tested through the SA.

Notes

Part 5 - Conclusion

Summary

The assessment finds that the site is not suitable for allocation.

Recommendation

Site is not proposed for allocation.