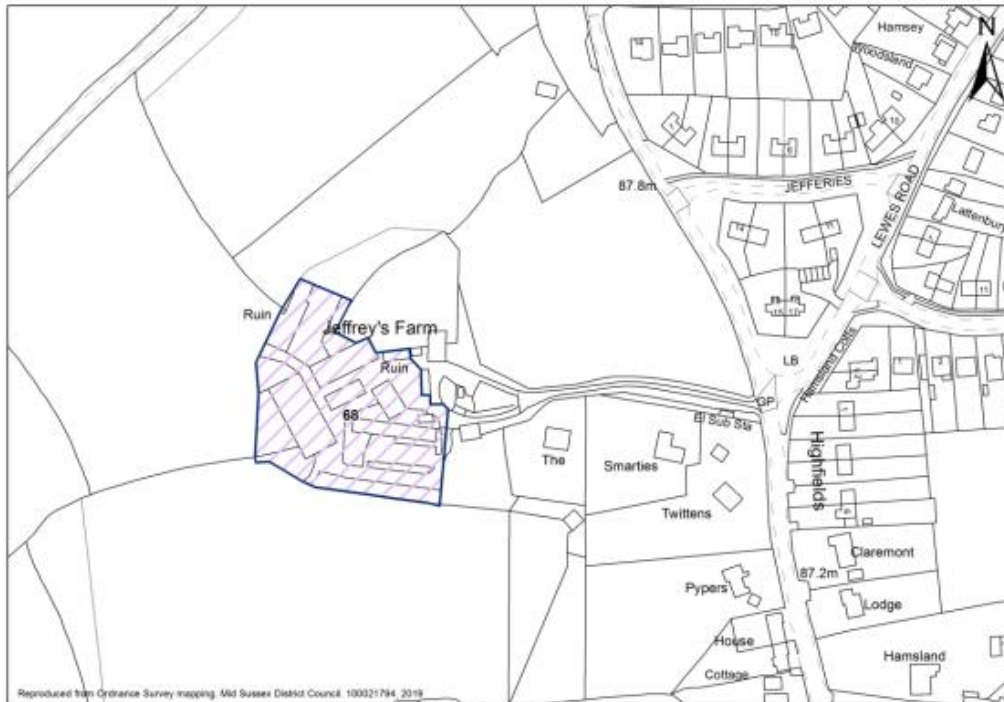


Site Selection - Housing

Horsted Keynes

ID **68** Farm buildings, Jeffrey's 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		Minerals
Allocated in withdrawn Plan for residential. HK18 for 6 units.		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.	