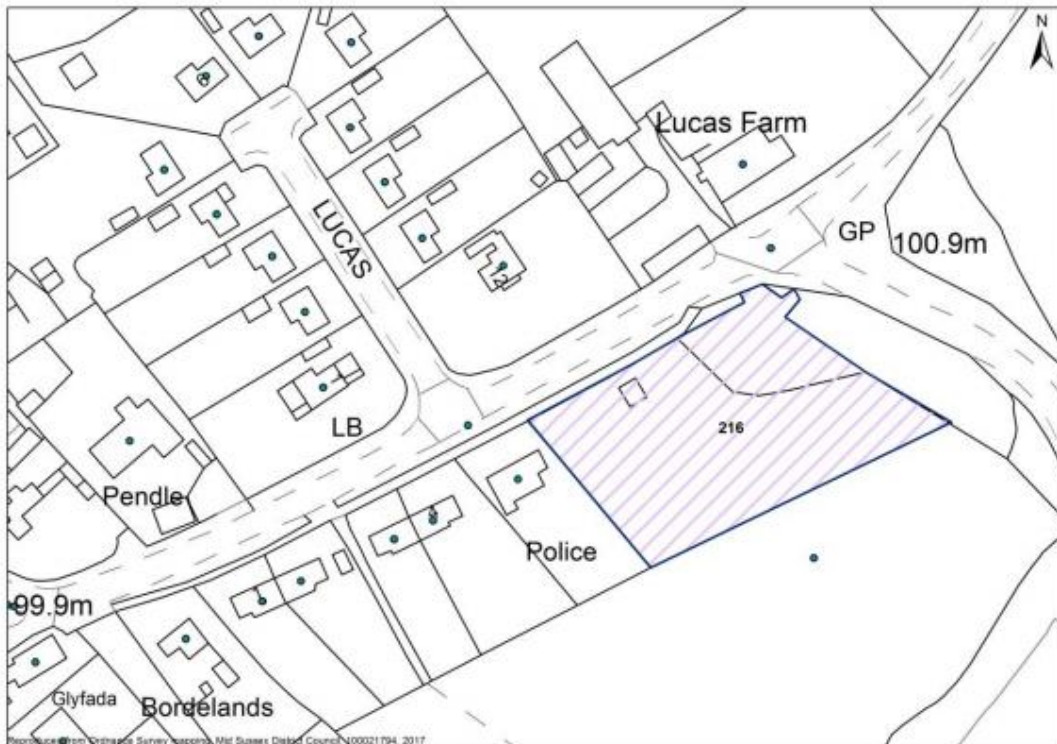


Site Selection - Housing

Horsted Keynes

ID 216 Land at Police House Field, Birch Grove Road/Danehill Lane, Horsted Keynes



Site Details

Units: 0 Site Area (ha): 0.3

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.