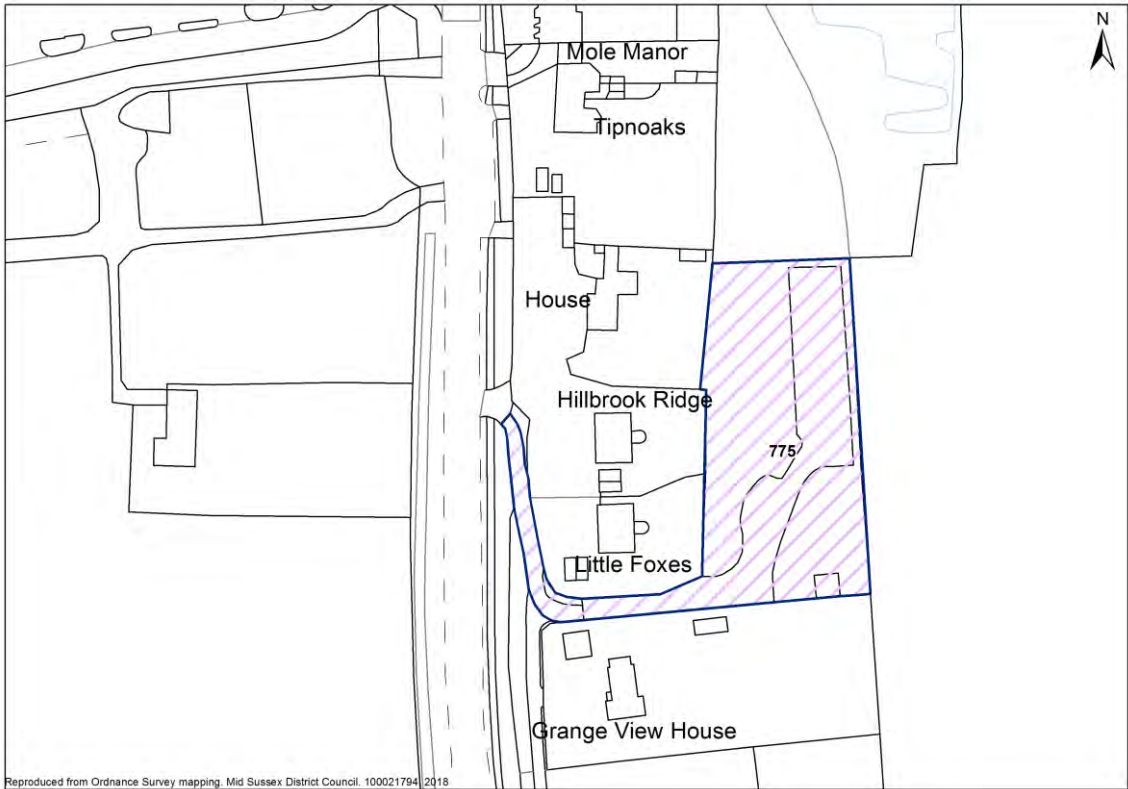


Albourne

ID 775 Grange View House, London Road, Albourne



Site Details

Units: 8 Site Area (ha): 0.32

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Very Positive	Site unaffected by Ancient Woodland
4. Biodiversity	Very Positive	site not within or adjacent to designated site
5. Listed Buildings	Neutral	<p>Elm House, Mole Manor and Tipnoaks: Residential development on the site would change its character in that it would lose its current openness and become a ‘suburban’ enclave. This will cause a greater sense of enclosure to the properties on London Road, as well as a separation from the broader rural setting to the east. This is likely to cause a degree of less than substantial harm to the settings of the listed buildings and the manner in which this contributes to the special interests of the buildings. NPPF: Less than substantial harm, low-mid.</p> <p>Hillbrook House: The site has a different relationship with Hillbrook House, in that it is directly to the rear of the listed building. The impact on the setting of the building, including views looking towards the open fields to the east of the site, is therefore likely to be more intense as a result. NPPF: Less than substantial harm, mid.</p>
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site –No impact
7. Archaeology	Very Positive	No impact on archaeological asset –No objection from County Archaeologist

District Plan: Site Selection - Housing

Part 2 - Deliverability Considerations

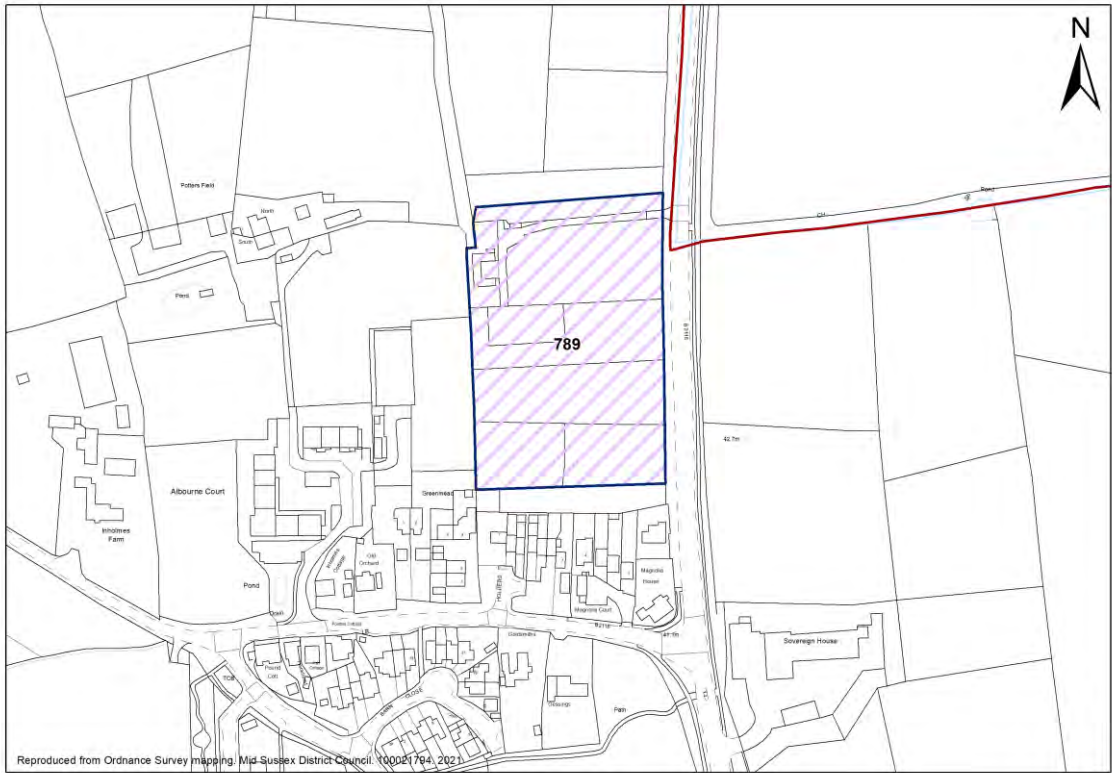
8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Positive	Site access exists and minor improvements are required to provide a suitable and safe site approach

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

Albourne

ID 789 Phase 1 Swallows Yard, London Road, Albourne



Site Details

Units: 46 Site Area (ha): 1.53

Part 1 - Planning Constraints

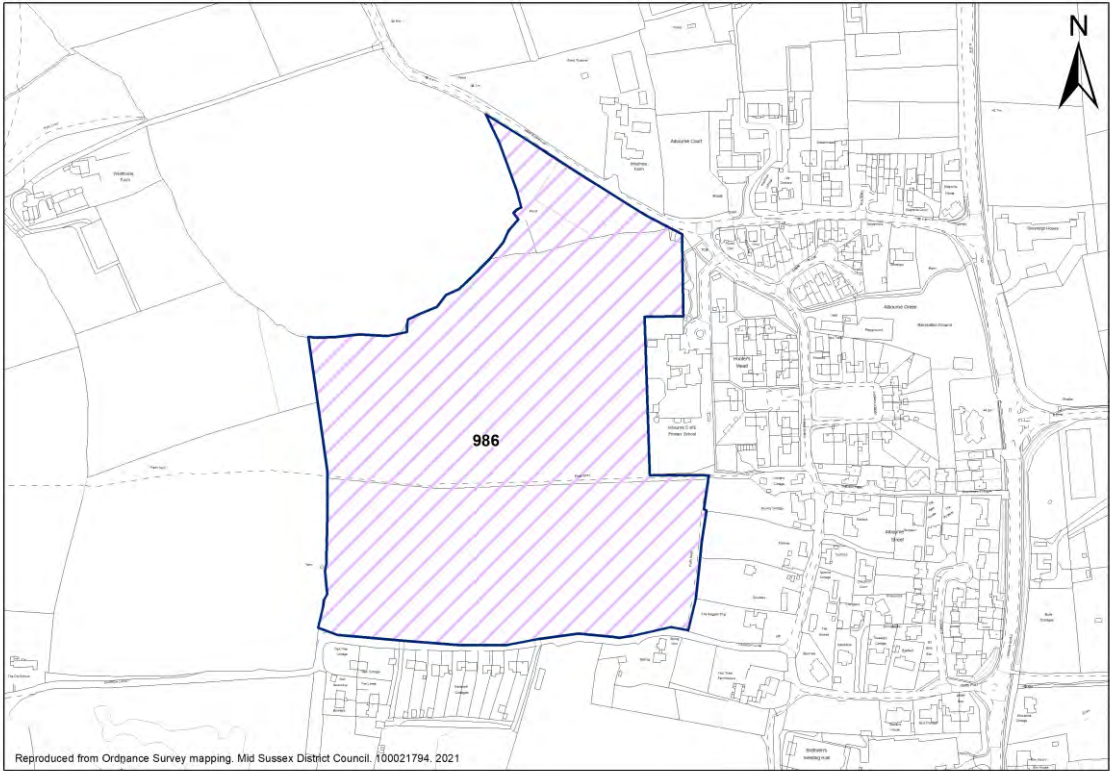
1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Very Positive	Site not affected by trees
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm –Medium impact. North Pottersfield Cottage and South Pottersfield Cottage: Residential development on the site would fundamentally alter its character, such that it would become suburbanised. This would remove and reverse the positive contribution which it currently makes to the setting and special interest of North and South Pottersfield Cottages and would potentially affect views from the building and its setting, as well as the character of the approaches to it along the PROWs. NPPF: Less than substantial, mid. Inholmes Cottage: As a possible former farmhouse the surviving wider rural setting of Inholmes Cottage makes a positive contribution to the special interest of the building and the manner in which this is appreciated, in particular its historical illustrative and aesthetic values. As above, residential development on the site would fundamentally alter its character, such that it would become suburbanised. This would remove the positive contribution which it currently makes to the wider setting and special interest of Inholmes Cottage, in particular the character of the approach to it along the PROW. However, it is recognised that the Cottage is separated from the

District Plan: Site Selection - Housing

		site by intervening development. NPPF: Less than substantial, low.
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site –No impact
7. Archaeology	Very Positive	No impact on archaeological asset
Part 2 - Deliverability Considerations		
8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Positive	Site access exists and minor improvements are required to provide a suitable and safe site approach
Part 3 - Sustainability / Access to Services		
10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

Albourne

ID 986 Land to the West of Albourne Primary School Henfield Road Albourne



Site Details

Units: 125 Site Area (ha): 2.98

Part 1 - Planning Constraints

1. Landscape	Negative	The openness of the site contributes to the rural setting and character of Albourne and would likely be adversely effected by development.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Positive	There are a number of Listed buildings to the west of The Street and Inhomles Cottage on Henfield Road, Albourne. Development on the site would fundamentally alter its character. Given the nature of the special interests of the buildings identified above the loss of the site’s currently open and rural character such development would adversely affect the contribution that the site currently makes to the setting of the buildings and detract from the manner in which their special interest is appreciated. This impact may however be reduced by a lack of direct intervisibility between the buildings and the site. Development on the site would have a fundamental impact on its character and would affect longer views looking to the west from Inholmes Cottage and its immediate setting as well as the approach to it from the west. This would have some negative impact on the setting of the building and the manner in which this contributes to an appreciation of its special interest.

District Plan: Site Selection - Housing

6. Conservation Areas	Neutral	Development on the site would have a fundamental impact on its currently open and rural character and would affect not only views looking west and north west from the Conservation Area but also the character of approaches to it along local PROWs. This would be detrimental to the setting of the Area and the contribution this makes to the manner in which its special character is appreciated. NPPF:Less than substantial medium - high.
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7. Archaeology	Neutral	No objection subject to archaeological assessment and mitigation. Before submission of planning application: requires Desk-Based Assessment & walkover & geophysical surveys.
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Part 2 - Deliverability Considerations

8. Availability	Very Positive	Site promoted to Site Allocations DPD regulation 18 consultation. Site is in control of a housebuilder. Pre - app late 2020, with first completions 2025.
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9. Access	Neutral	Safe access likely to be gained from Henfield Road, further information required to demonstrate access can be achieved.
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Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Fair	

10. Public Transport	Neutral
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11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
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12. Primary School	Very Positive	Within 10 minutes walk
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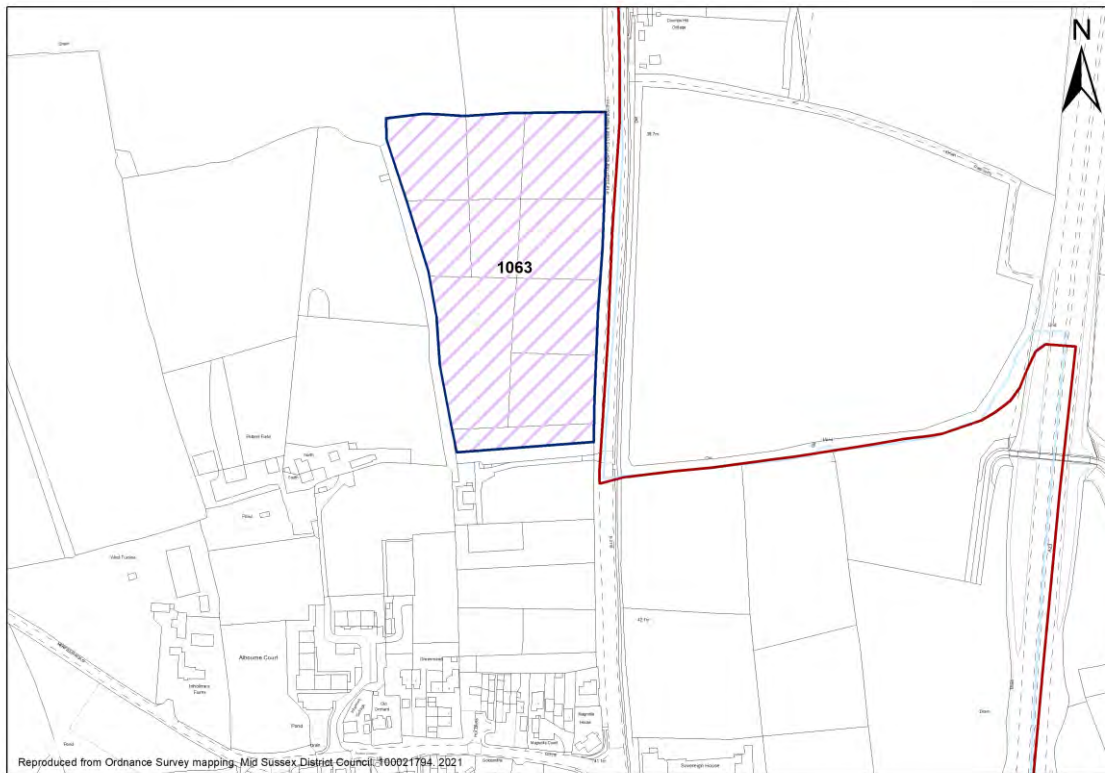
13. Health	Negative	Over 20 minutes walk
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14. Retail	Neutral	Within 20 minutes walk
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District Plan: Site Selection - Housing

Albourne

ID 1063 Phase 2 Swallows Yard, London Road Albourne



Site Details

Units: 46 Site Area (ha): 3.16

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rd party land (agreement in place).

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	Within 20 minutes walk / 30 minutes public transport
11. Main Service Centre	Neutral	

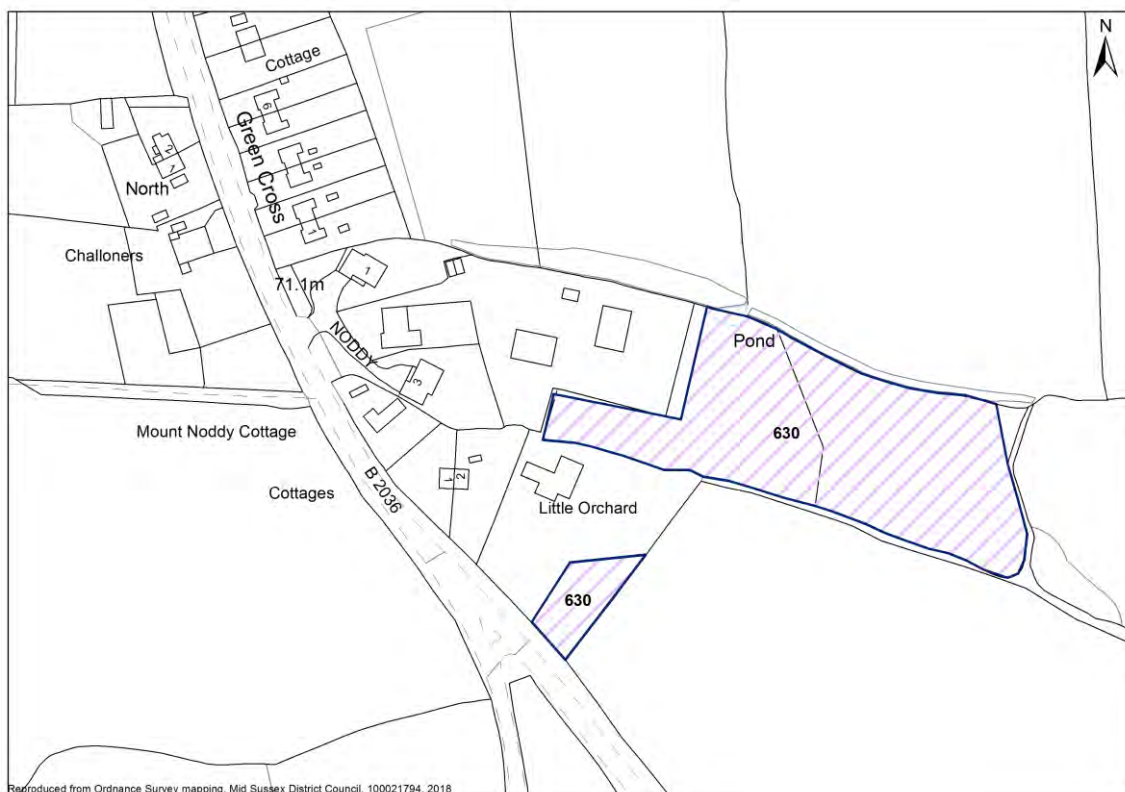
District Plan: Site Selection - Housing

12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

District Plan: 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. Landscape	Negative	The site has moderate landscape sensitivity and moderate/ high landscape value.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Positive	No option or house builder control of site, arrangements to bring forward site will be dependant on planning process.
9. Access	Neutral	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).

Part 3 - Sustainability / Access to Services

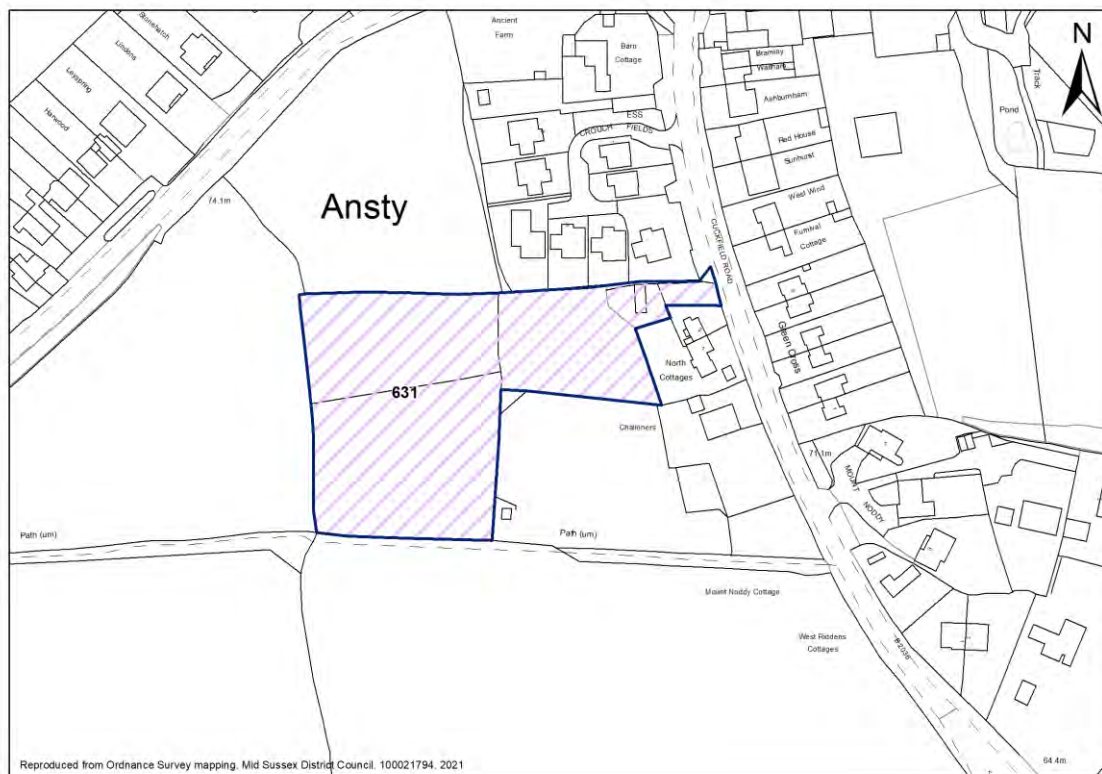
10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	

District Plan: Site Selection - Housing

10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Ansty

ID 631 Challoners, Cuckfield Road, Ansty



Site Details

Units: 37 Site Area (ha): 1.3

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	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 plan

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is in the control of the housebuilder. Full application January 2021. First completions February 2022.
9. Access	Neutral	There would appear to be sufficient frontage to achieve the 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.

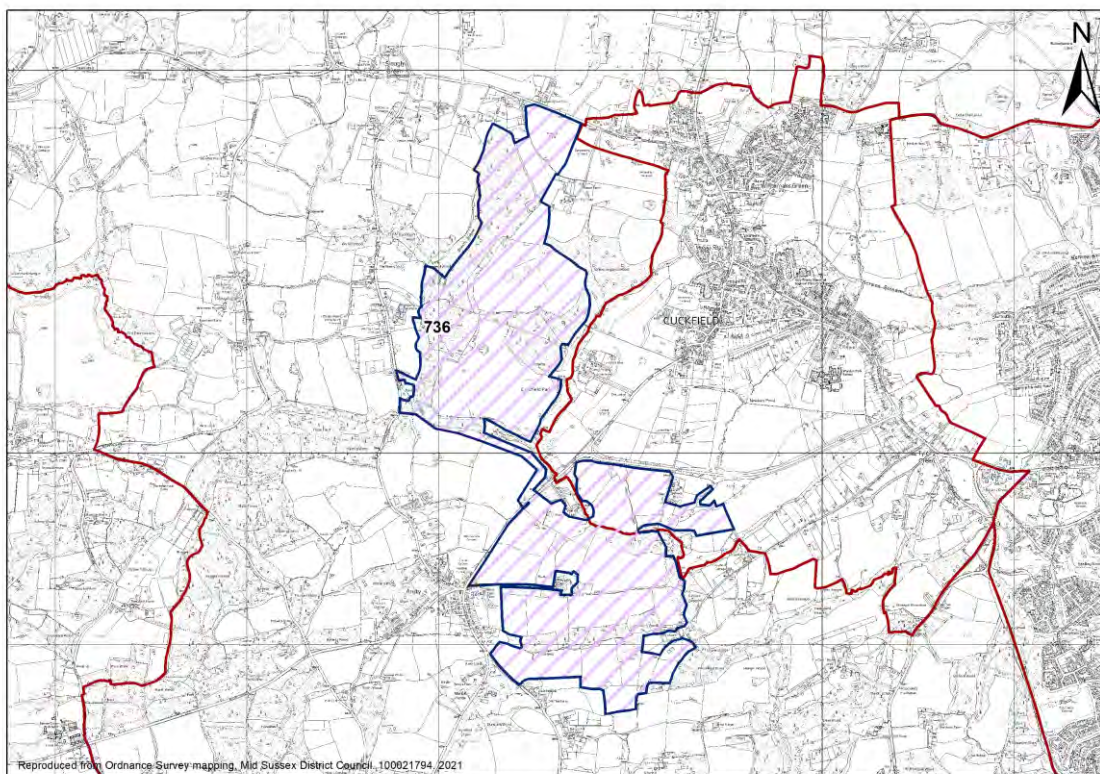
District Plan: Site Selection - Housing

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Ansty

ID 736 Broad location North and East of Ansty



Site Details

Units: 1600 Site Area (ha): 212

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms (note part of site within AONB not for development)
2. Flood Risk	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk.
3. Trees	Negative	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved.
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact (TBC)
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site –No impact
7. Archaeology	Neutral	Moderate impact on archaeological asset –County Archaeologist has concluded that impact can be mitigated (TBC)

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rdparty land (agreement in place).Site approach would require improvements to accommodate further development, which could be achiev

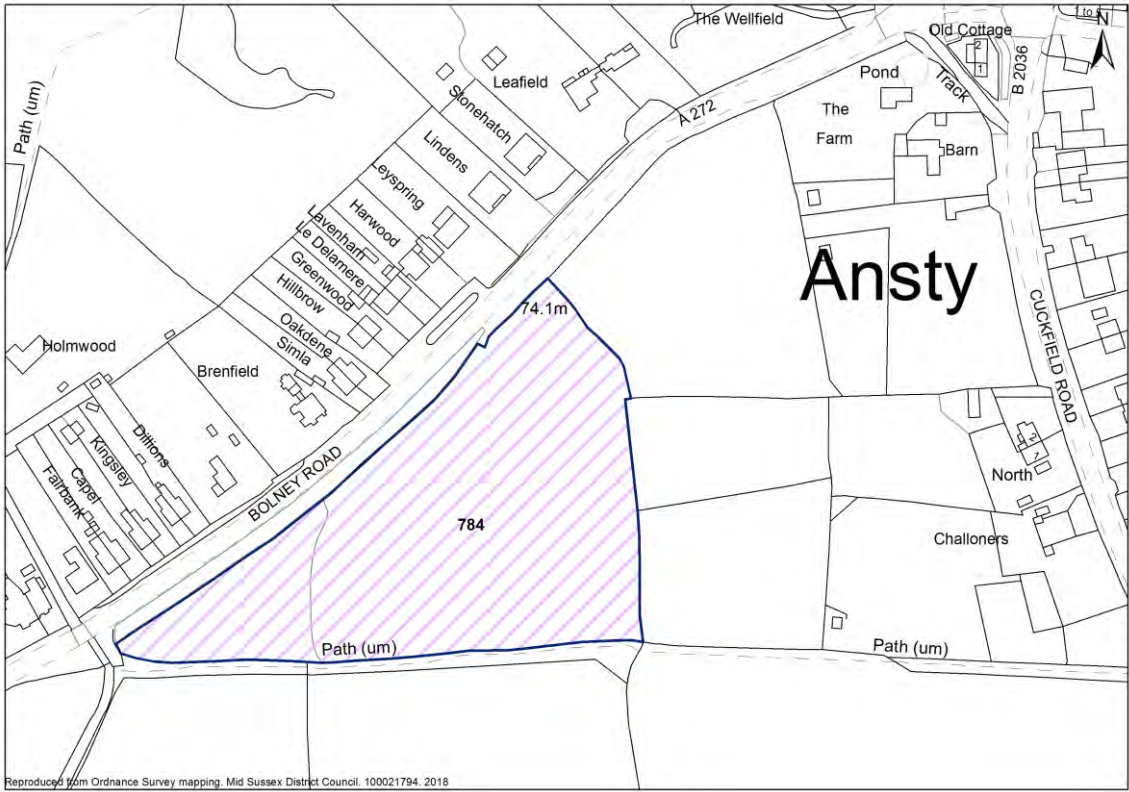
District Plan: Site Selection - Housing

Part 3 - Sustainability / Access to Services

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair. Acknowledge significant site will bring PT improvements.
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Ansty

ID 784 Land to west of Marwick Close, Bolney Road, Ansty



Site Details

Units: 45 Site Area (ha): 1.5

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	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 plan

Part 2 - Deliverability Considerations

8. Availability	Negative	No DQ.
9. Access	Neutral	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.

District Plan: Site Selection - Housing

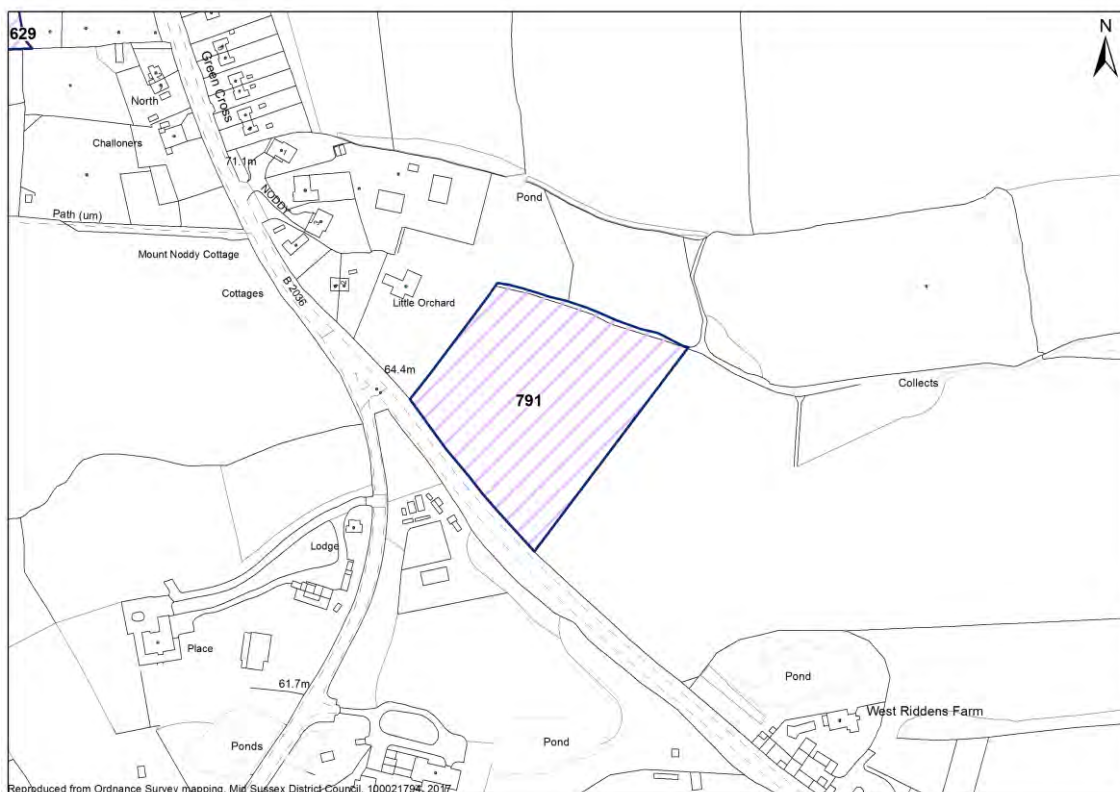
Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

Ansty

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

Units:	25	Site Area (ha):	1.2
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Part 1 - Planning Constraints

1. Landscape	Negative	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	The site is not adjacent to a Listed Building
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Very Positive	Site is in control of housebuilder. Outline application November 2019. First completions February 2022.
9. Access	Neutral	No current access. Busy road. Pavement from Ansty runs out just before site.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	

District Plan: Site Selection - Housing

10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Ansty

ID 1029 Land at Greenacre, Deaks Lane, Ansty



Site Details

Units: 8 Site Area (ha): 1.01

Part 1 - Planning Constraints

1. Landscape	Neutral	Medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Negative	Significant part of the site is covered by trees
4. Biodiversity	Very Positive	site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
11. Main Service Centre	Negative	

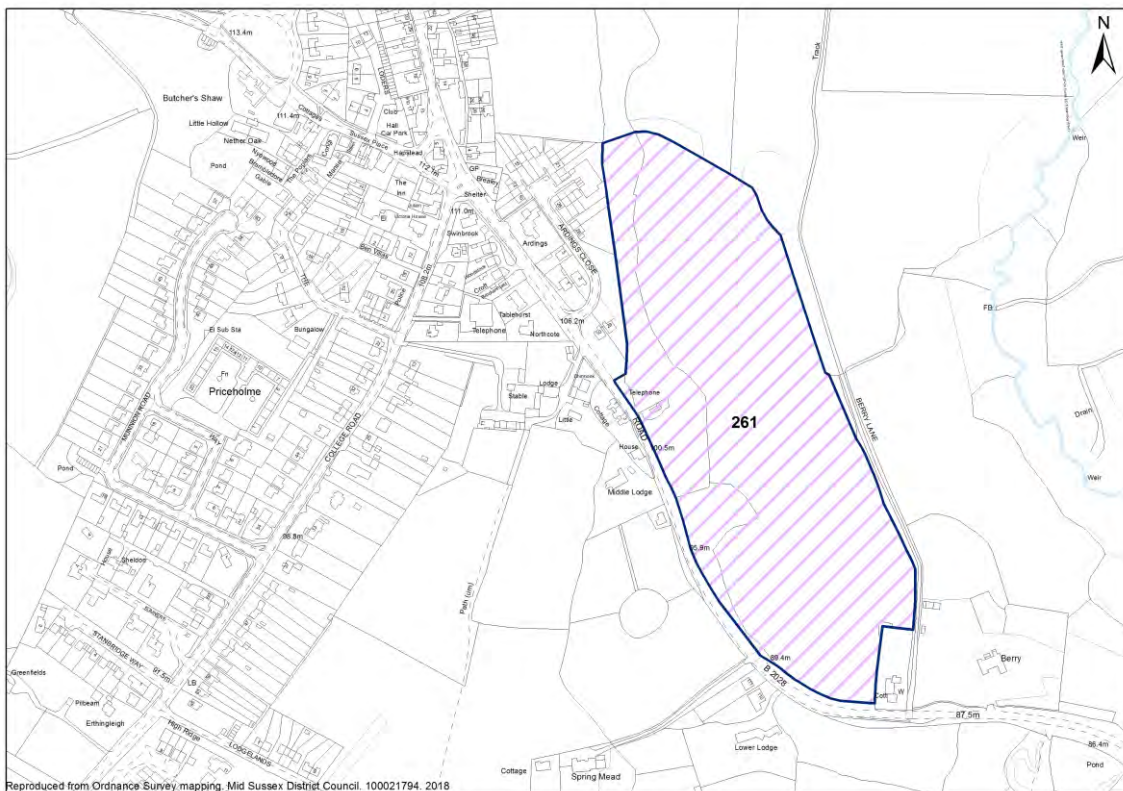
District Plan: Site Selection - Housing

12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

Ardingly

ID 261 Land east of High Street and Lindfield Road Ardingly



Site Details

Units: 314 Site Area (ha): 10.48

Part 1 - Planning Constraints

1. Landscape	Very Negative	High impact on the AONB/ Likely major development in the AONB with no identified exceptional circumstances
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Negative	Site is partially affected by ancient woodland and/or Ancient and/or Veteran Trees. Development of the site would result in some harm, but mitigation is required
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site –No impact
6. Conservation Areas	Negative	Site is within/close to a conservation area, Less than substantial harm – High impact (TBC)
7. Archaeology	Neutral	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rdparty land (agreement in place).

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	

District Plan: Site Selection - Housing

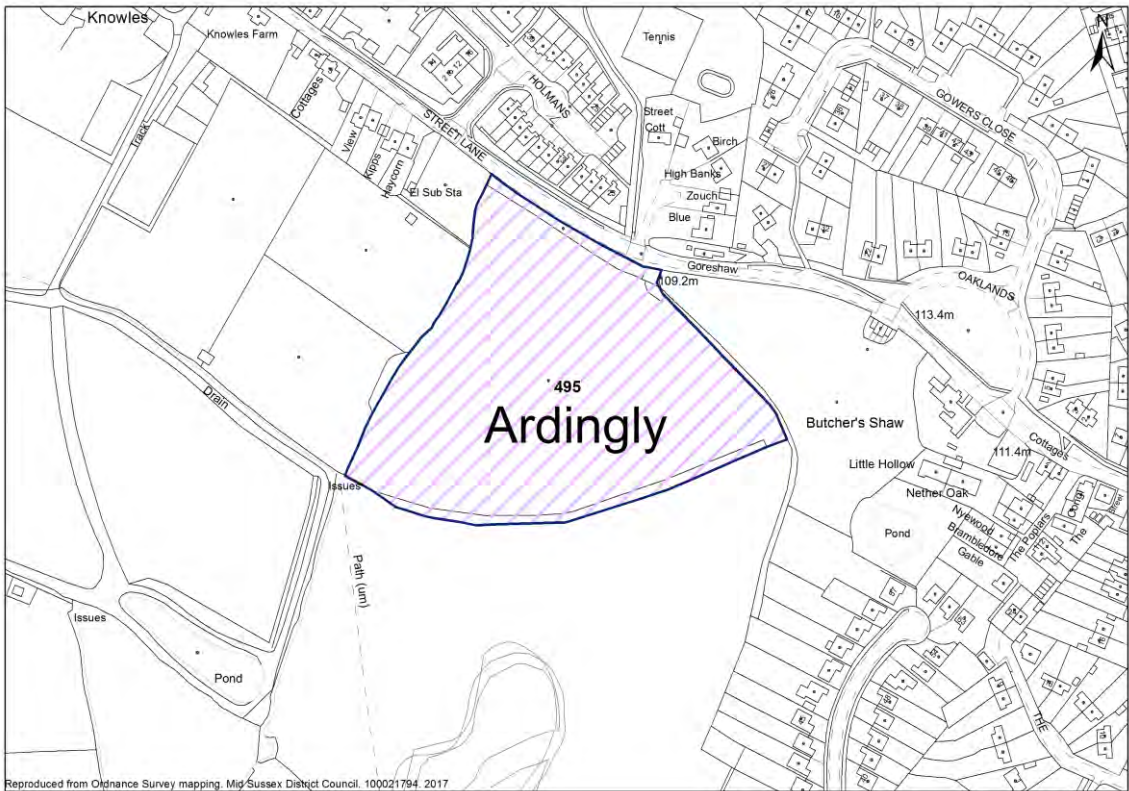
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

Ardingly

ID

495

Butchers Field, south of Street Lane, Ardingly



Site Details

Units:

31

Site Area (ha):

2.4

Part 1 - Planning Constraints

1. Landscape	Very Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	Ancient Woodland adjacent to the eastern boundary of the site. Buffer only within site boundary.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Positive	No further comments sought.
7. Archaeology	Neutral	No objection subject to archaeological assessment and mitigation. Before submission of planning application: geophysical survey: appropriate archaeological mitigation arising

District Plan: Site Selection - Housing

from results.

Part 2 - Deliverability Considerations

8. Availability	Very Positive	Site is in control of housebuilder. Outline application June 2019. First completions Aug 2021.
9. Access	Positive	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.

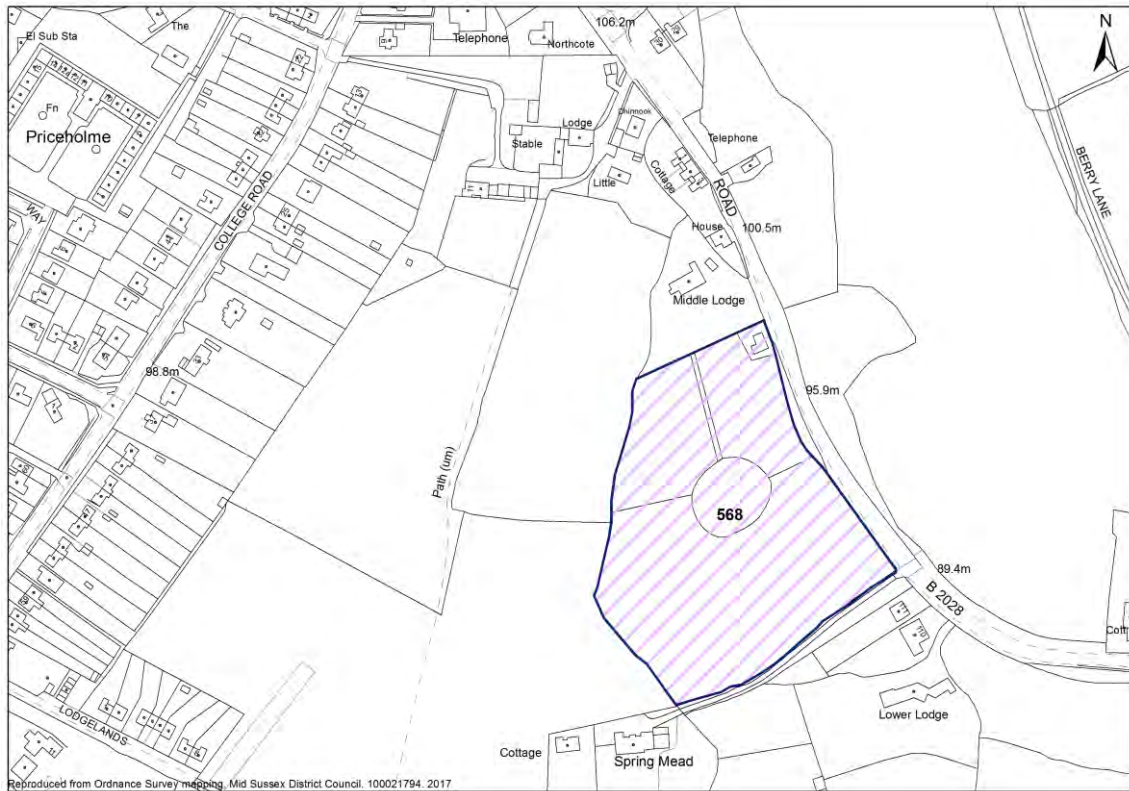
Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

District Plan: Site Selection - Housing

Ardingly

ID 568 Middle Lodge and land to south, Lindfield Road, Ardingly



Site Details

Units: 60 Site Area (ha): 2.2

Part 1 - Planning Constraints

1. Landscape	Negative	Moderate impact on the AONB
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries,
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site –No impact
6. Conservation Areas	Very Positive	No Listed buildings on/near the site –No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Positive	Site access exists and minor improvements are required to provide a suitable and safe site approach

Part 3 - Sustainability / Access to Services

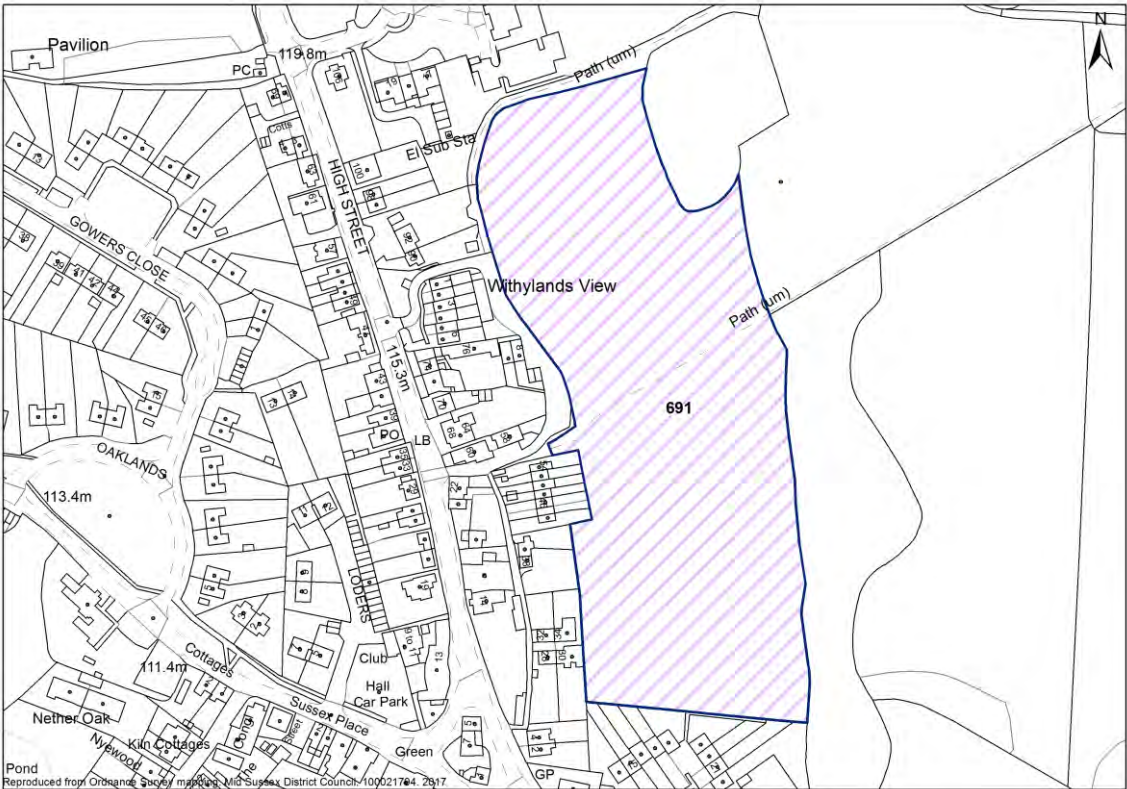
10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
11. Main Service Centre	Negative	

District Plan: Site Selection - Housing

12. Primary School	Positive	Within 15 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

Ardingly

ID	691	Land east of High Street, Ardingly
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Site Details

Units:	314	Site Area (ha):	2.987
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Part 1 - Planning Constraints

1. Landscape	Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	Small area of Ancient Woodland along south east corner. Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Positive	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

District Plan: Site Selection - Housing

		village buildings is appreciated. NPPF: LSH, MID
6. Conservation Areas	Negative	Development of this site would have a fundamental impact on the 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	Neutral	No objection subject to archaeological assessment and mitigation. Before submission of planning application: geophysical survey: appropriate archaeological mitigation arising from results.

Part 2 - Deliverability Considerations

8. Availability	Negative	Site is in control of housebuilder. Although access to site is yet to be demonstrated, therefore uncertain developability.
9. Access	Very Negative	Access to site cannot be demonstrated.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only (greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

District Plan: Site Selection - Housing

Ardingly

ID 1076 North Field College Road Ardingly



Site Details

Units: 38 Site Area (ha): 1.74

Part 1 - Planning Constraints

1. Landscape	Negative	Within AONB. Moderate impact on the AONB.
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Neutral	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved. Non-TPO along boundaries.
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway

Part 3 - Sustainability / Access to Services

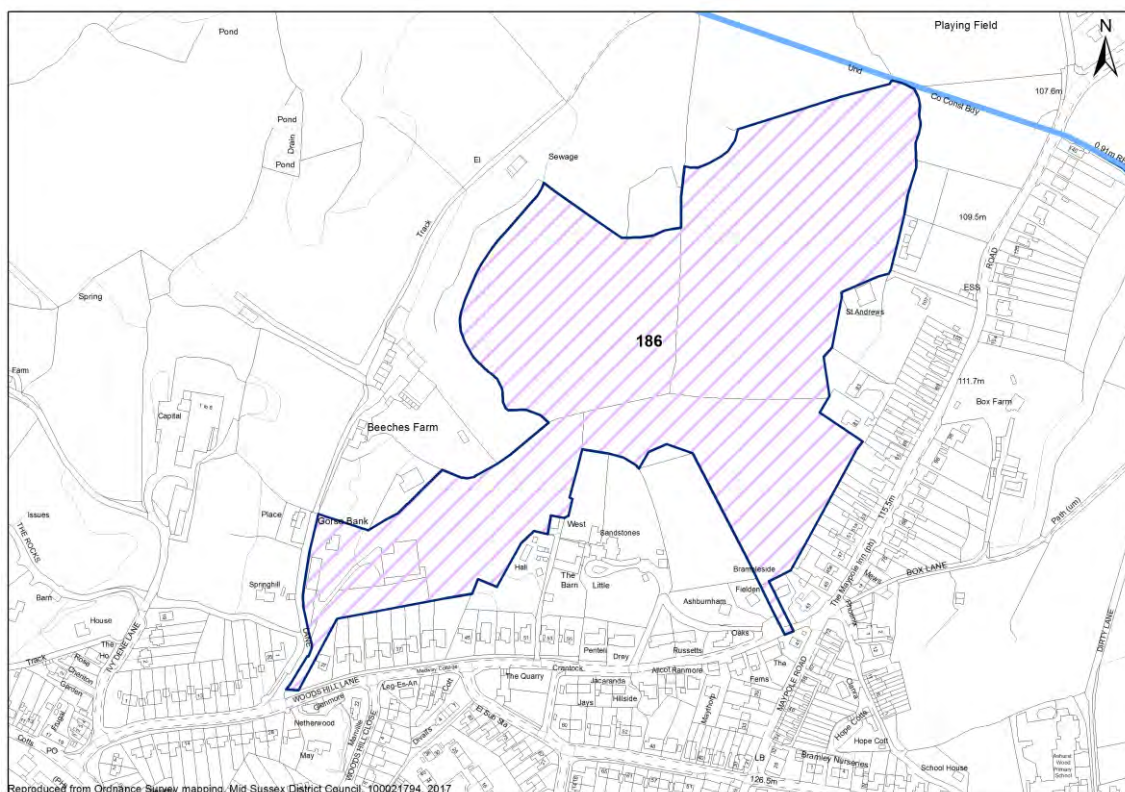
10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	

District Plan: Site Selection - Housing

11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

Ashurst Wood

ID 186 Land east of Beeches Lane, Ashurst Wood



Site Details

Units: 40 Site Area (ha): 8.7

Part 1 - Planning Constraints

1. Landscape	Very Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	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. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site

Part 2 - Deliverability Considerations

District Plan: Site Selection - Housing

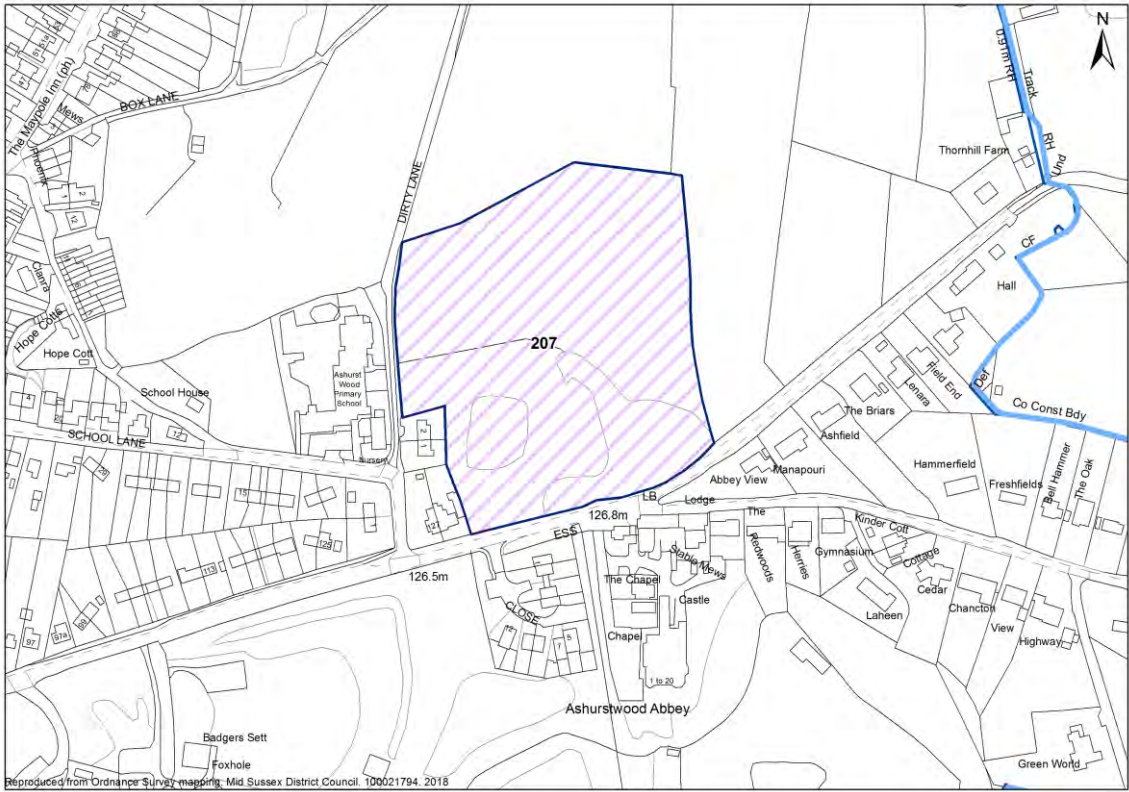
8. Availability	Very Positive	Site is in control of a housebuilder. Full planning application January 2020. First completions December 2021.
9. Access	Negative	Unclear how access could be achieved to this site, further work required.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Ashurst Wood

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



Site Details

Units: 9 Site Area (ha): 2.30

Part 1 - Planning Constraints

1. Landscape	Very Negative	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Neutral	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.

District Plan: Site Selection - Housing

5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	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 sit

Part 2 - Deliverability Considerations

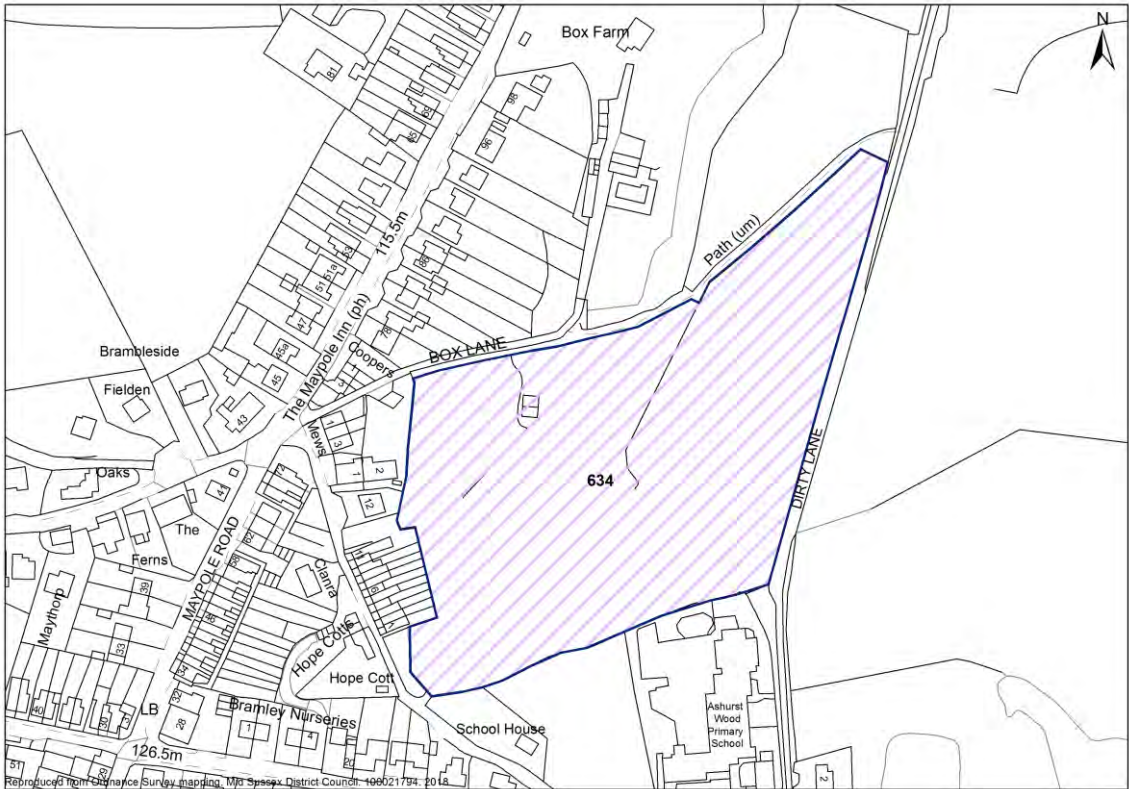
8. Availability	Very Positive	Site is in control of a housebuilder. Outline application April 2019. First completions Feb 2021.
9. Access	Positive	Direct access onto Hammerwood Road.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is poor
10. Train Service	Poor	
10. Public Transport	Negative	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Ashurst Wood

ID 634 Land west of Dirty Lane, Ashurst Wood



Site Details

Units: 15 Site Area (ha): 2.17

Part 1 - Planning Constraints

1. Landscape	Very Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or

District Plan: Site Selection - Housing

		Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

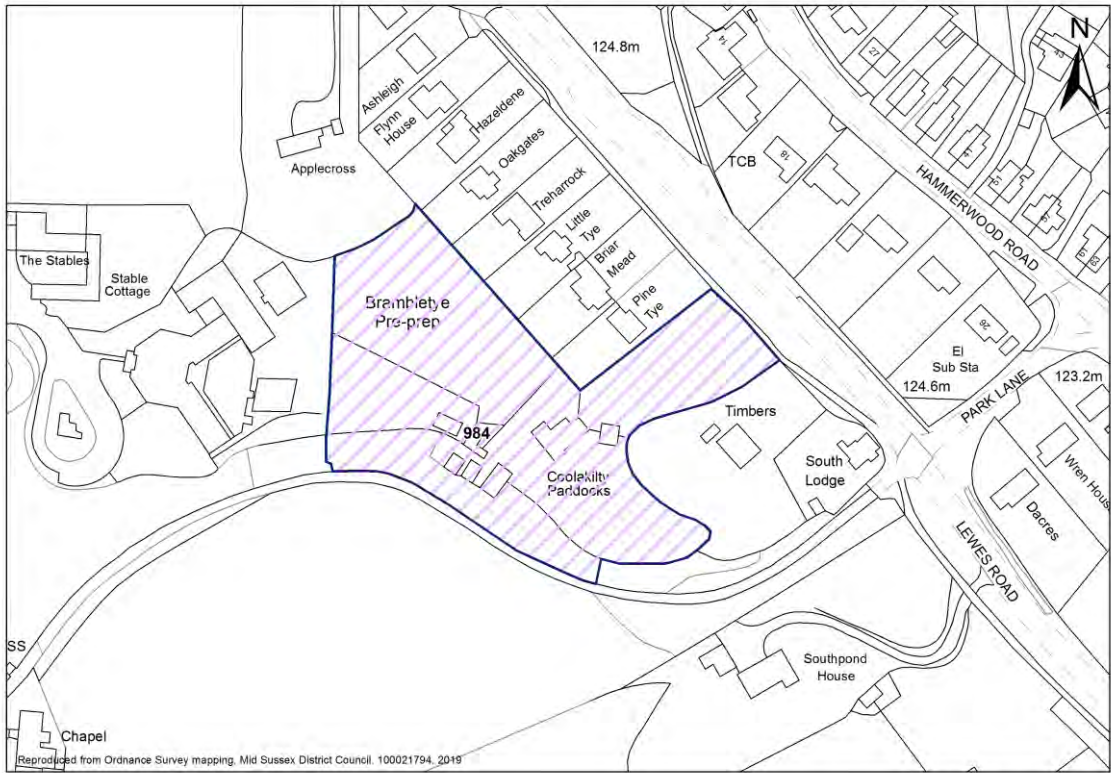
8. Availability	Very Positive	The site is available for development within 5 years. Site is in control of housebuilder.
9. Access	Very Negative	Although bordered by two roads (Box Lane and Dirty Lane) both are single-track un-made roads with tight turns and blind bends at junctions. No prospect for improving access as land is not available for doing so.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Ashurst Wood

ID 984 The Paddocks Lewes Road Ashurst Wood



Site Details

Units: 27 Site Area (ha): 0.84

Part 1 - Planning Constraints

1. Landscape	Negative	Moderate impact on AONB due to the potential impact on woodland and trees. Elevated site with no mapped watercourses. Abuts built development but separated from main village by the A22 Lewes Road. No impact on historic routeways. Mature trees within the site with woodland at southern end forming part of the adjacent woodland to the south which is priority habitat (deciduous woodland). High Wood, 30m to the south, is Ancient Woodland. Not identified as a field in the Historic Landscape Characterisation. Limited views into the site, no adjacent PROWs.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	No objection subject to archaeological assessment and mitigation. Before submission of planning application: requires Desk-Based Assessment & walkover survey & (if deemed appropriate following the walkover survey) geophysical survey.

Part 2 - Deliverability Considerations

District Plan: Site Selection - Housing

8. Availability

Positive

The site is not in the control of a housebuilder but both landowners are working together to bring the site forward for development. Pre app discussion held, first completions 2023.

9. Access

Positive

Access to the site exists but upgrades may be required for additional units

Part 3 - Sustainability / Access to Services

10. Bus Service

Good

10. Train Service

Poor

Access to Public Transport and/or frequency of Public Transport in this location is fair

10. Public Transport

Neutral

11. Main Service Centre

Neutral

Within 20 minutes walk / 30 minutes public transport

12. Primary School

Positive

Within 15 minutes walk

13. Health

Negative

Over 20 minutes walk

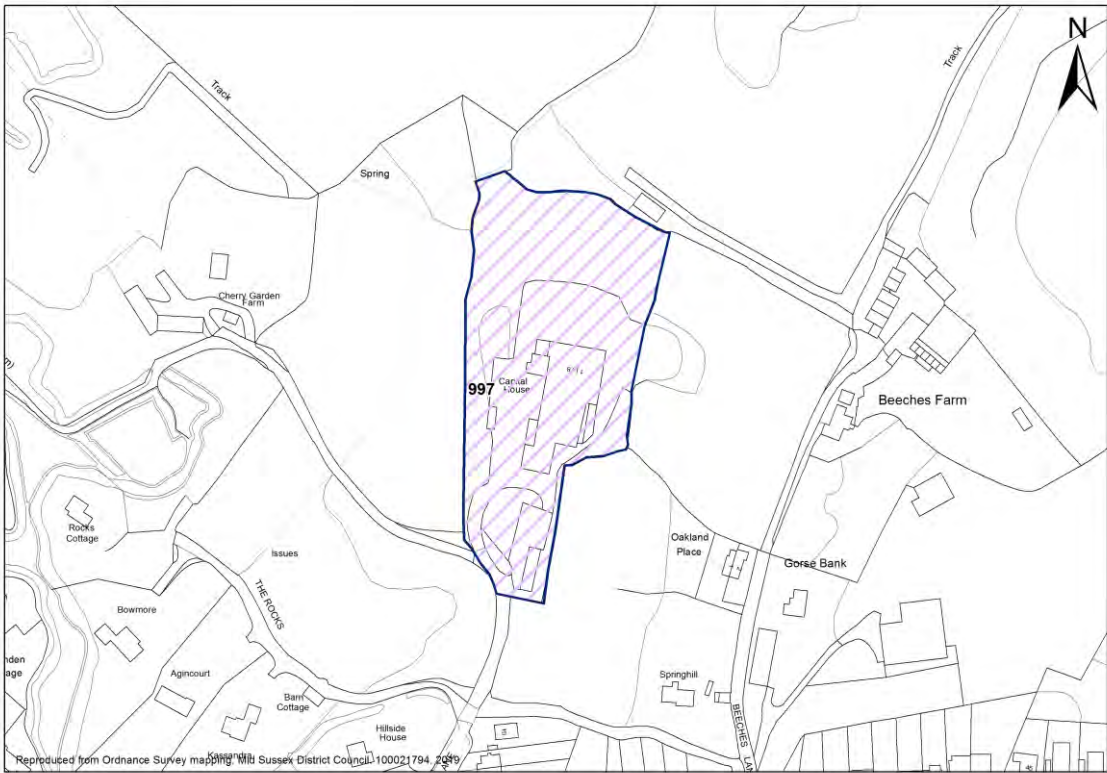
14. Retail

Very Positive

Within 10 minutes walk

Ashurst Wood

ID 997 Ivy Dene Industrial Estate, Ivy Dene Lane, Ashurst Wood



Site Details

Units: 18 Site Area (ha): 1.1

Part 1 - Planning Constraints

1. Landscape	Neutral	Low AONB impact provided development restricted to brownfield part of site and existing woodland retained. Stream within woodland to the west of site, possibly gill stream. North of main settlement but slightly detached from it. Partly brownfield site currently occupied by industrial buildings and yard. Ivy Dene Lane is a historic routeway leading into a historic PROW. Site includes and is surrounded by woodland which is priority habitat. Not identified as a field in Historic Landscape Characterisation. Site visible from entrance. Development may impact on use of PROW but would need to be compared to impact of existing use.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	Archaeological assessment and mitigation not required.

Part 2 - Deliverability Considerations

8. Availability	Positive	Site also an existing employment site. Site is not in the control of a housebuilder. Owners of site intend to submit planning application.
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District Plan: Site Selection - Housing

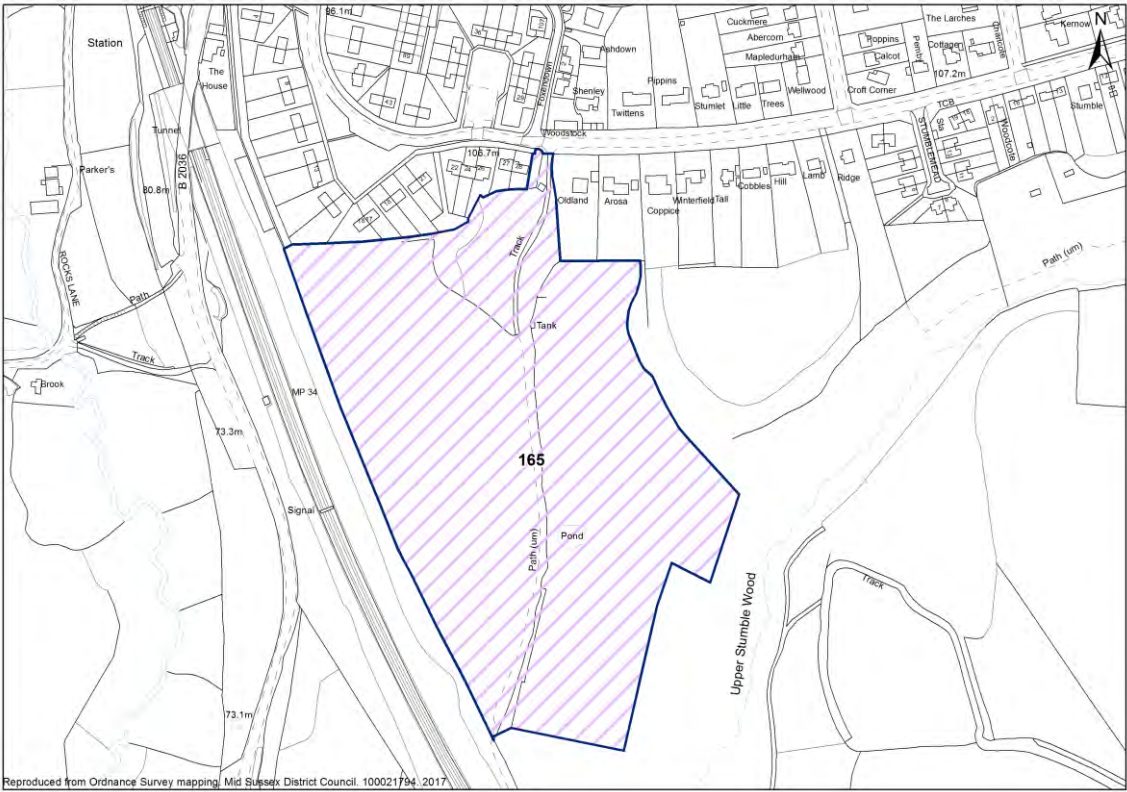
9. Access	Neutral	A suitable access is considered to be possible subject to use of the private access road. Sufficient visibility is likely to be achievable providing that the access is relocated to the south east corner of the site, within same ownership, with suitable passing places provided if two-way access cannot be achieved. Suitable access to this site is therefore considered to be possible subject to third party agreement.
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Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Positive	Within 15 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Balcombe

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



Site Details

Units: 90 Site Area (ha): 6.2

Part 1 - Planning Constraints

1. Landscape	Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Negative	There are two areas of Ancient Woodland on the eastern side of the site. These would reduce the developable area but could be mitigated.

District Plan: Site Selection - Housing

4. Biodiversity	Neutral	This site is nearby Rowhill and Station Pastures, Balcombe. The 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.
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5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
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6. Conservation Areas	Positive	Small part of north eastern boundary of site abuts Conservation Area.
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7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site
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Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
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9. Access	Positive	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.
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Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Excellent	

10. Public Transport	Positive
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11. Main Service Centre	Neutral	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
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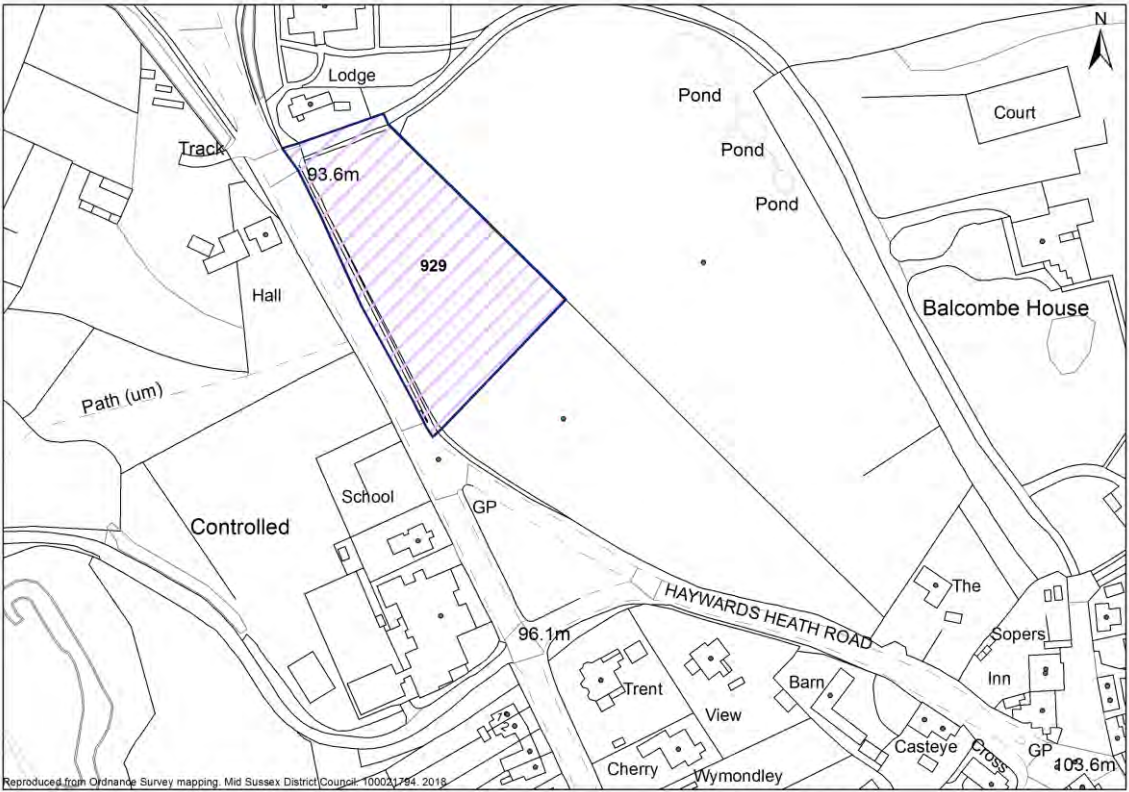
12. Primary School	Positive	Within 15 minutes walk
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13. Health	Positive	Within 15 minutes walk
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14. Retail	Positive	Within 15 minutes walk
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Balcombe

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

Units:	15	Site Area (ha):	0.5
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Part 1 - Planning Constraints

1. Landscape	Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Negative	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

District Plan: Site Selection - Housing

		manner in which the special interest of the listed building is appreciated/ NPPF:LSH,HIGH.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, HIGHHaylors, 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
6. Conservation Areas	Negative	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. NPPF:LSH,MID/HIGH
7. Archaeology	Neutral	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.

Part 2 - Deliverability Considerations

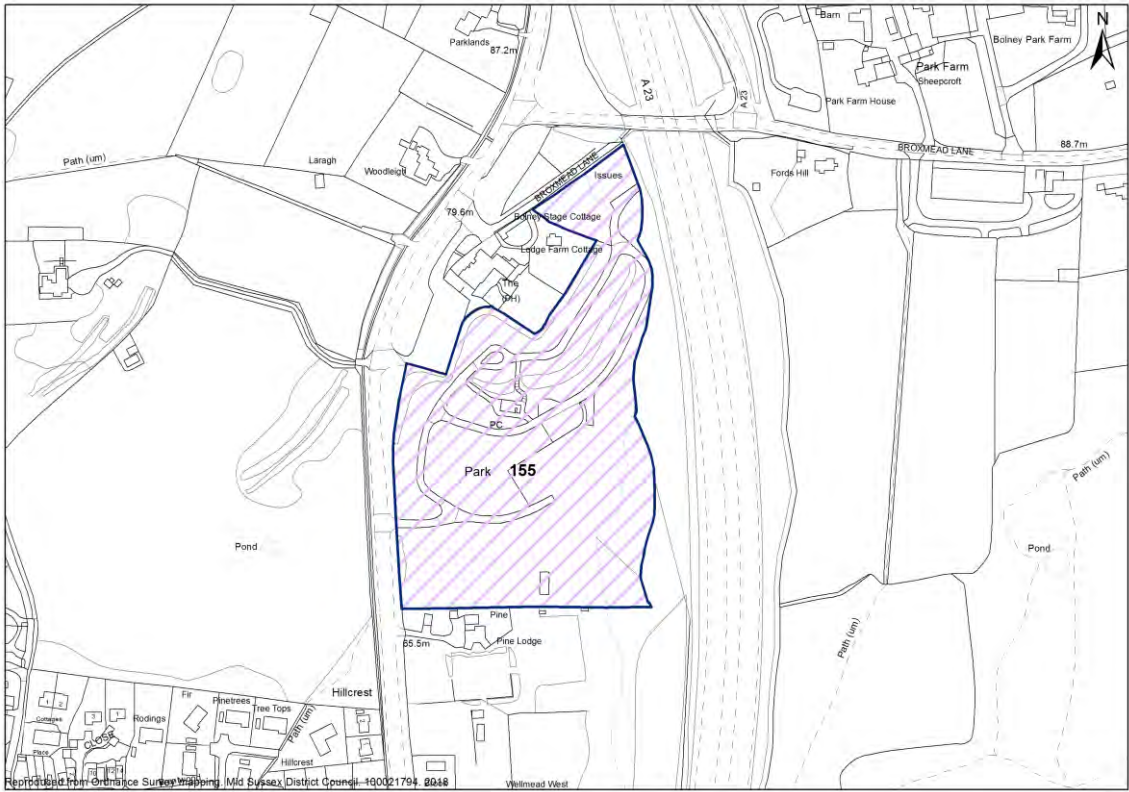
8. Availability	Positive	The site will become available for development during the plan period
9. Access	Neutral	It is considered that a suitable form of access can be provided in this location subject to confirmation of visibility.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Excellent	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Bolney

ID 155 Aurora Ranch Caravan Park, London Road, Bolney



Site Details

Units: 100 Site Area (ha): 3.4

Part 1 - Planning Constraints

1. Landscape	Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Positive	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

District Plan: Site Selection - Housing

		use and more visually intrusive upon the character of the setting of the Stage. NPPF:LSH, MID
6. Conservation Areas	Positive	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	Neutral	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 archaeolo

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Very Positive	Safe access to site already exists

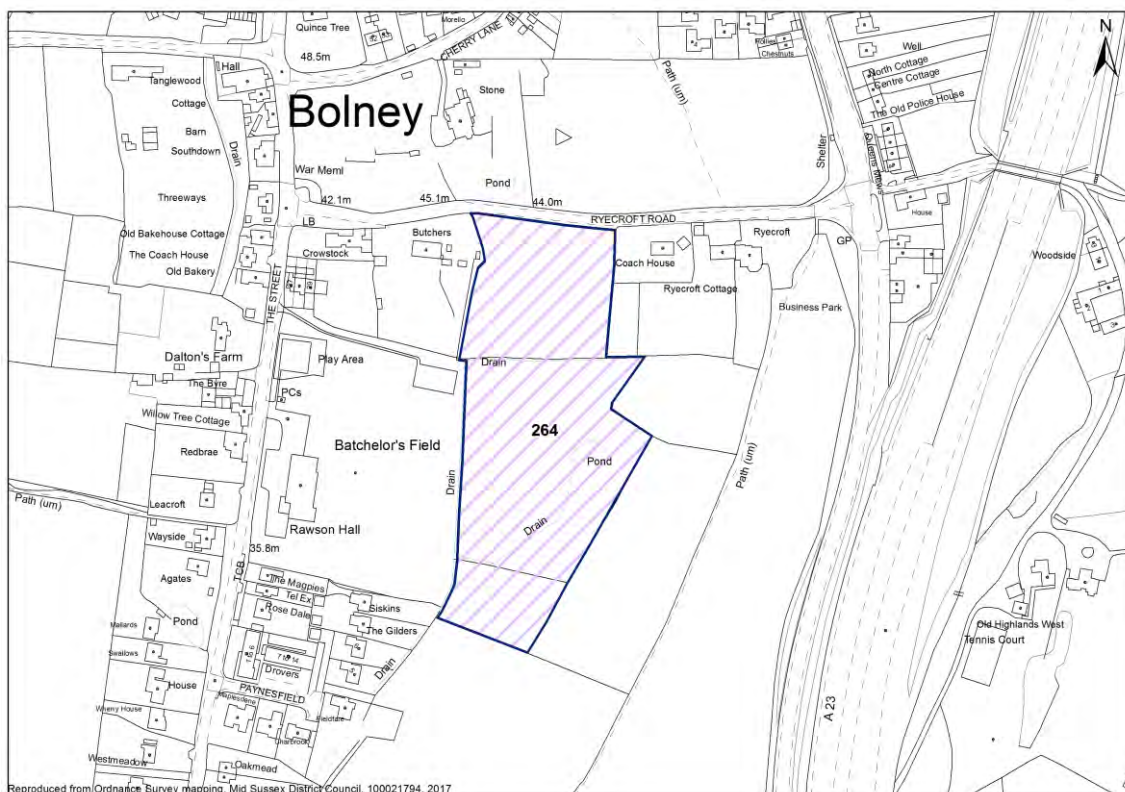
Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

District Plan: Site Selection - Housing

Bolney

ID 264 Land south of Ryecroft Road, Bolney



Site Details

Units: 20 Site Area (ha): 2.1

Part 1 - Planning Constraints

1. Landscape	Negative	This site has low landscape capacity, with moderate/high sensitivity and value.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland. Tree Officer: Frontage trees should be retained where possible. This part of Ryecroft Road is characterised by trees and green frontages. Perimeter trees should also be retained.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Positive	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 Areas	Neutral	The north-western boundary of the site is contiguous with the Bolney North Conservation Area. The Conservation Area contains

District Plan: Site Selection - Housing

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 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

Neutral

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

Part 2 - Deliverability Considerations

8. Availability

Very Positive

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

9. Access

Neutral

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.

Part 3 - Sustainability / Access to Services

10. Bus Service

Fair

10. Train Service

Poor

Access to Public Transport and/or frequency of Public Transport in this location is fair

10. Public Transport

Neutral

11. Main Service Centre

Negative

Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)

12. Primary School

Very Positive

Within 10 minutes walk

13. Health

Negative

Over 20 minutes walk

14. Retail

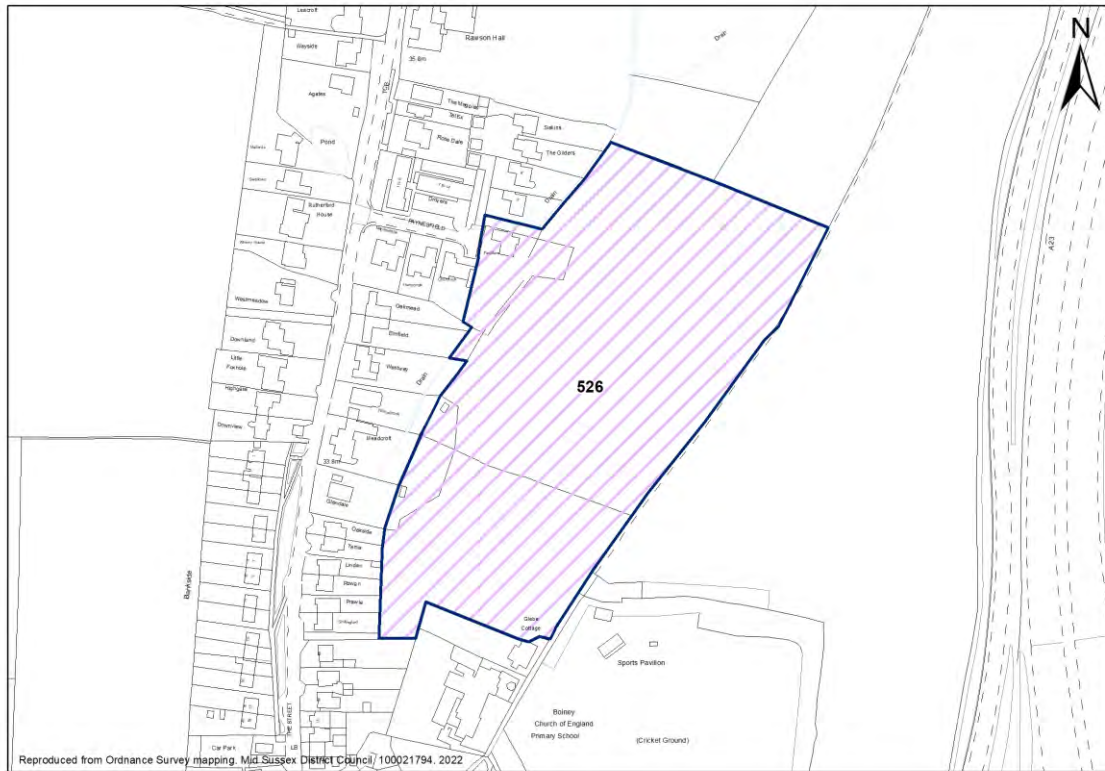
Positive

Within 15 minutes walk

District Plan: Site Selection - Housing

Bolney

ID 526 Land east of Paynesfield, Bolney



Site Details

Units: 30 Site Area (ha): 3.1

Part 1 - Planning Constraints

1. Landscape	Negative	Based on landscape evidence site has low/medium potential in landscape terms.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Neutral	Site is adjacent to Grade I listed St Mary Magdalens Church
6. Conservation Areas	Neutral	The site is adjacent to Bolney Conservation Area (south). The northern site boundary is in close proximity to the Bolney Conservation Area (North) potential for development to affect the wider setting of each.
7. Archaeology	Very Positive	No objection subject to archaeological assessment and mitigation. Before submission of planning application: requires Desk-Based Assessment & walkover & geophysical surveys.

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period. Site is not currently in control of housebuilder.
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rd party land (agreement in place).

District Plan: Site Selection - Housing

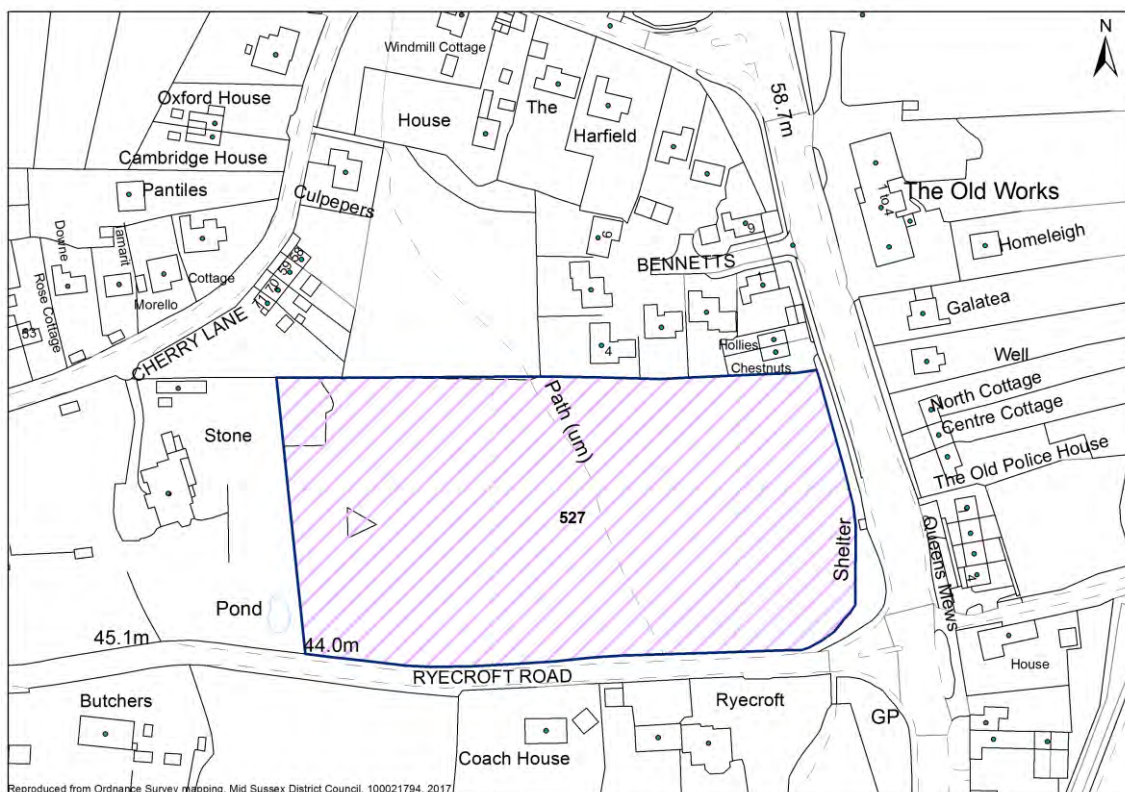
Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

District Plan: Site Selection - Housing

Bolney

ID 527 Land north of Ryecroft Road, Bolney



Site Details

Units: 40 Site Area (ha): 1.6

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	Presence of protected trees on/adjacent to the site which would constrain development. Tree Officer concludes that potential impacts can be mitigated.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Neutral	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 Areas	Neutral	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 Ryecroft Road and the PROW. NPPF: LSH, MID
7. Archaeology	Very Positive	No impact on archaeological asset

District Plan: Site Selection - Housing

Part 2 - Deliverability Considerations

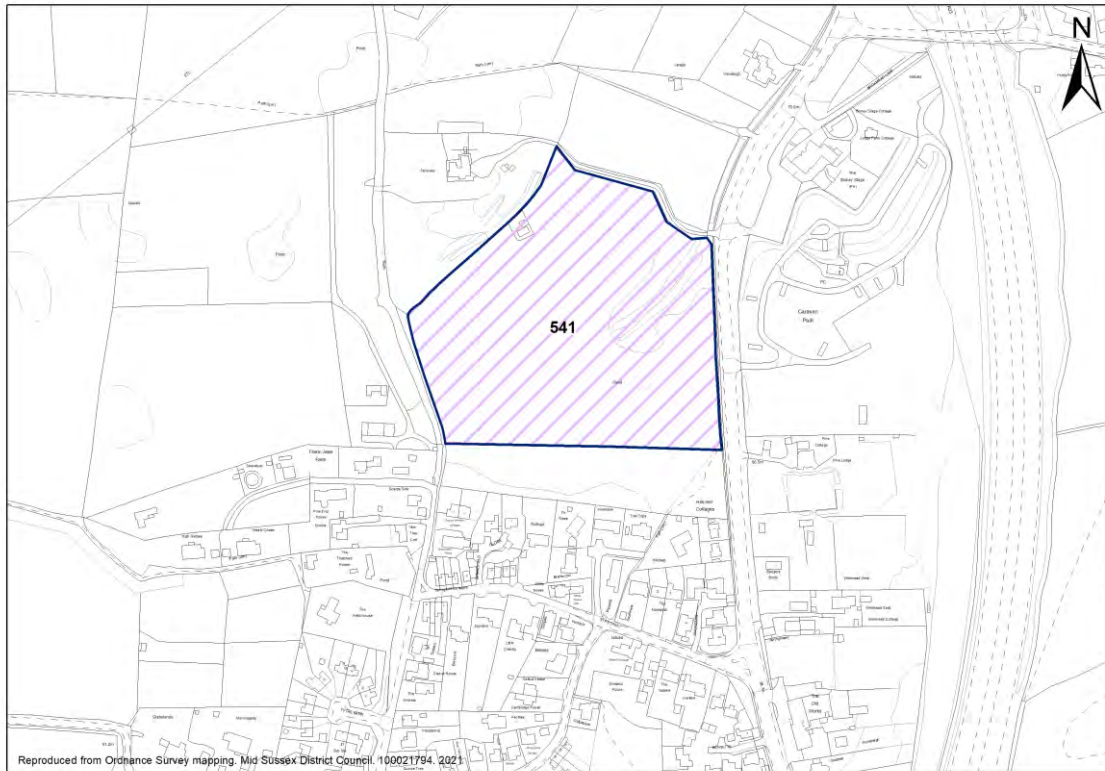
8. Availability	Positive	The site will become available for development during the plan period
9. Access	Neutral	Site approach would require improvements to accommodate further development, which could be achieved

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

Bolney

ID **541** Land Adjacent to Packway House, (North of Bolney parcel B) Bolney



Site Details

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

Part 1 - Planning Constraints

1. Landscape

Very Negative

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

Very Positive

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

3. Trees

Negative

The site is not affected by Ancient Woodland. Site largely covered by mature trees (non-confirmed TPO Group).

4. Biodiversity

Very Positive

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

District Plan: Site Selection - Housing

5. Listed Buildings	Positive	The northern part of the site lies opposite the listed Bolney Stage Public House (Grade II) however is well screened and separated by London Road.
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Positive	No housebuilder or option agreement on the site. Ongoing discussions with various developers. Current planning application for care home.
9. Access	Very Positive	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.

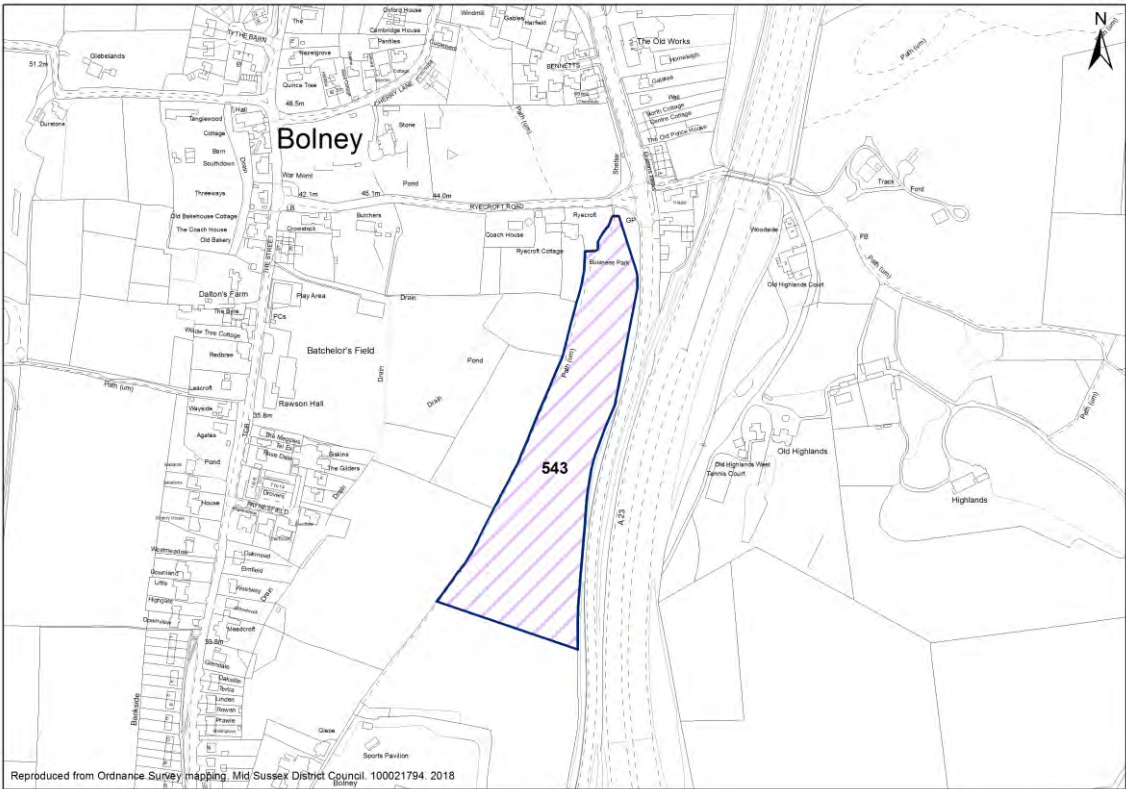
Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only (greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

District Plan: 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. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period.
9. Access	Positive	Site access exists and minor improvements are required to provide a suitable and safe site approach.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	

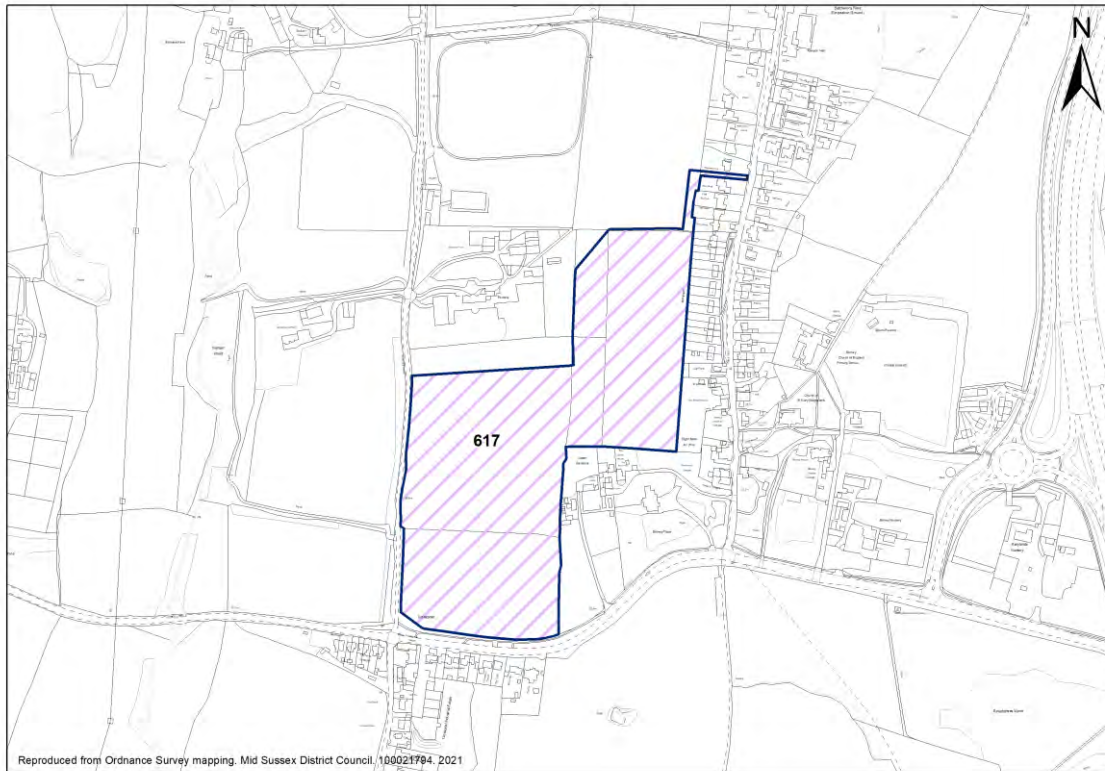
District Plan: Site Selection - Housing

11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

District Plan: Site Selection - Housing

Bolney

ID 617 Land at Foxhole Farm, Bolney



Site Details

Units: 100 Site Area (ha): 8.59

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Positive	Site is within/close to a conservation area, Less than substantial harm –Low impact
7. Archaeology	Neutral	Moderate impact on archaeological asset. The site climbs from the A272 to the crest of a sandstone ridge, in the High Weald a favourable location for archaeological sites.

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years. Site in control of housebuilder.
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rdparty land (agreement in place).Site approach would require improvements to accommodate further development, which could be achieved

Part 3 - Sustainability / Access to Services

District Plan: Site Selection - Housing

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

Bolney

ID 741 Land to west of London Road, Bolney



Site Details

Units: 24 Site Area (ha): 0.82

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No impact on archaeological asse

Part 2 - Deliverability Considerations

8. Availability	Negative	The site will become available for development during the plan period
9. Access	Very Negative	At present, the site is not accessible. However, should development on site #264 occur, access may be gained through this site to Ryecroft Road.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	

District Plan: Site Selection - Housing

11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

Bolney

[illegible]

8. Availability	Positive	The site will become available for development during the plan period
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District Plan: Site Selection - Housing

9. Access

Negative

Site approach would require improvements to accommodate further development, achievability is 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.

Part 3 - Sustainability / Access to Services

10. Bus Service

Fair

Access to Public Transport and/or frequency of Public Transport in this location is poor

10. Train Service

Poor

10. Public Transport

Negative

11. Main Service Centre

Negative

Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)

12. Primary School

Positive

Within 15 minutes walk

13. Health

Negative

Over 20 minutes walk

14. Retail

Neutral

Within 20 minutes walk

District Plan: Site Selection - Housing

Bolney

ID 1023 Land at Badgers Brook, London Road, Bolney



Site Details

Units: 9 Site Area (ha): 0.76

Part 1 - Planning Constraints

1. Landscape	Neutral	Medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Neutral	Presence of protected trees on/adjacent to the site which would constrain development.
4. Biodiversity	Very Positive	site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Very Positive	No known constraints to access and site approach to accommodate development

Part 3 - Sustainability / Access to Services

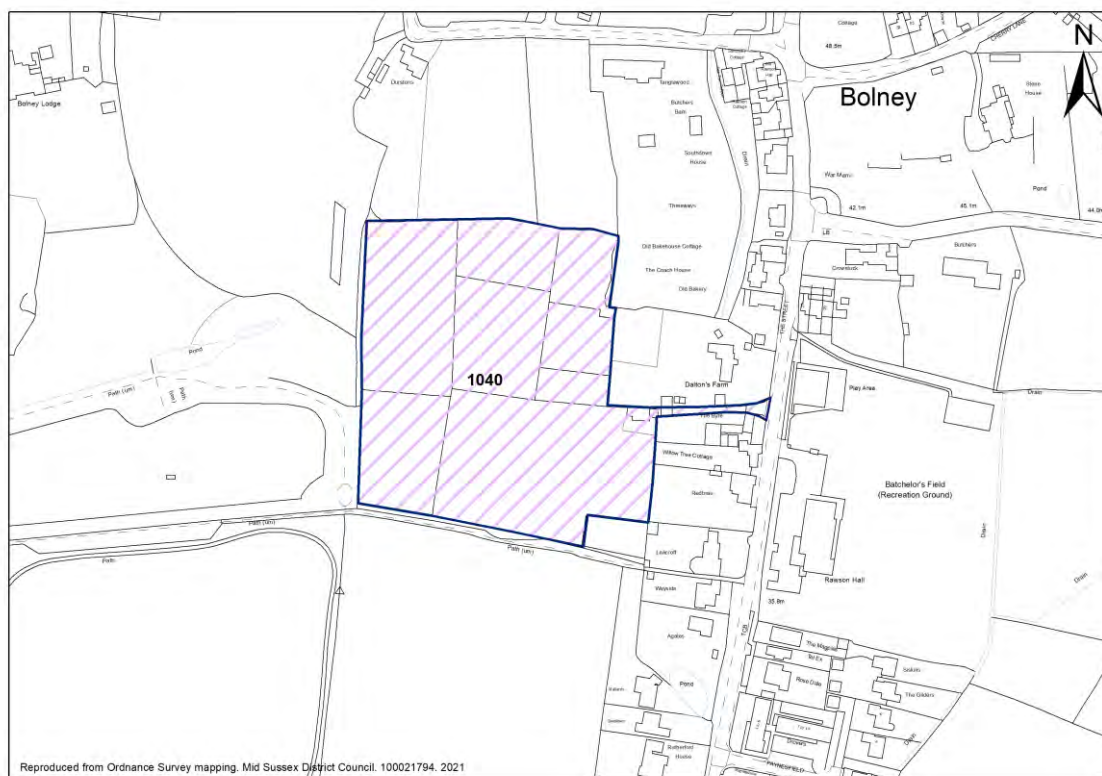
10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30

District Plan: Site Selection - Housing

		minutes public transport)
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Bolney

ID	1040	Land rear of Daltons Farm and The Byre, The Street, Bolney
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Units:	50	Site Area (ha):	2.19
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1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Neutral	Presence of protected trees on/adjacent to the site which would constrain development.
4. Biodiversity	Very Positive	site not within or adjacent to designated site
5. Listed Buildings	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium
6. Conservation Areas	Neutral	Site is within/close to a conservation area, Less than substantial harm – Medium
7. Archaeology	Very Positive	No impact on archaeological asset

8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	

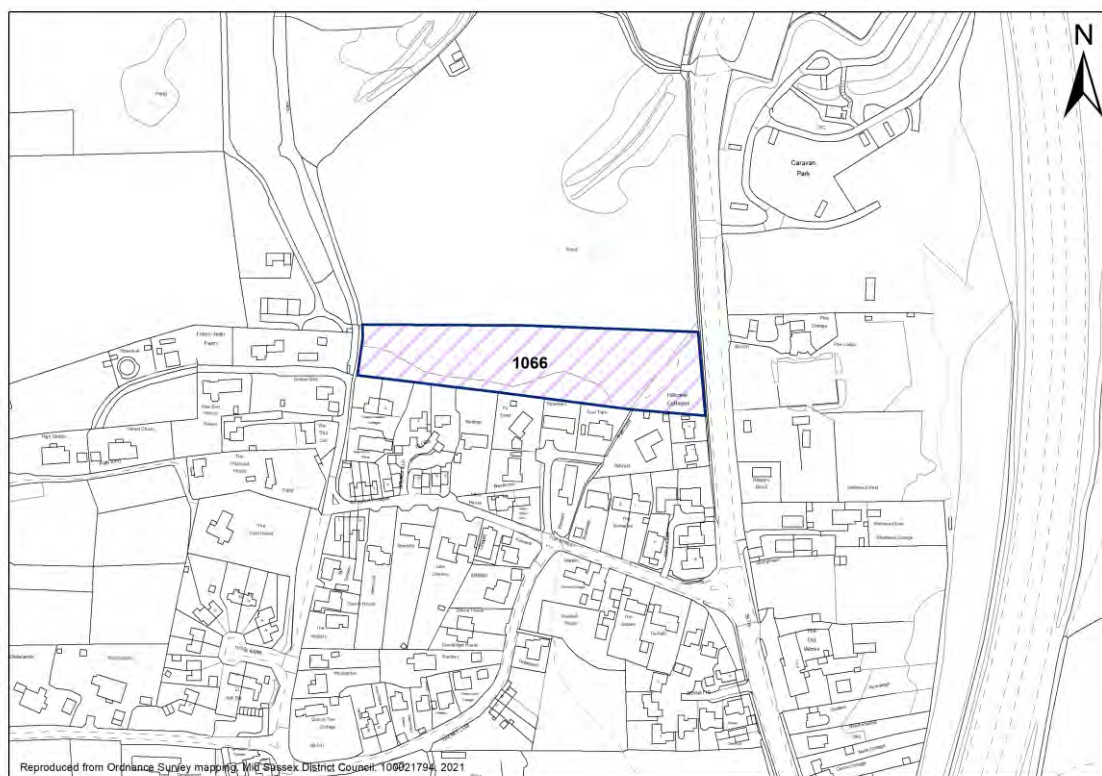
District Plan: Site Selection - Housing

11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

District Plan: Site Selection - Housing

Bolney

ID 1066 Land north of Springfield Close, North of Bolney (Parcel A) Bolney



Site Details

Units: 9 Site Area (ha): 1.0

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms.
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Very Negative	Site is affected by significant amount of ancient woodland and/or Ancient and/or Veteran Trees. Development of the site would result in direct loss or harm which cannot be mitigated. Awaiting commentary from the Council's Tree Officer
4. Biodiversity	Very Positive	No objection raised by NE or Sussex Wildlife Trust despite proximity with designated site, or site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Positive	Site is within/close to a conservation area, Less than substantial harm – Low impact. Awaiting commentary from the Council's Conservation Officer.
7. Archaeology	Very Positive	No impact on archaeological asset – No objection from County Archaeologist

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rd party land (agreement in place).

Part 3 - Sustainability / Access to Services

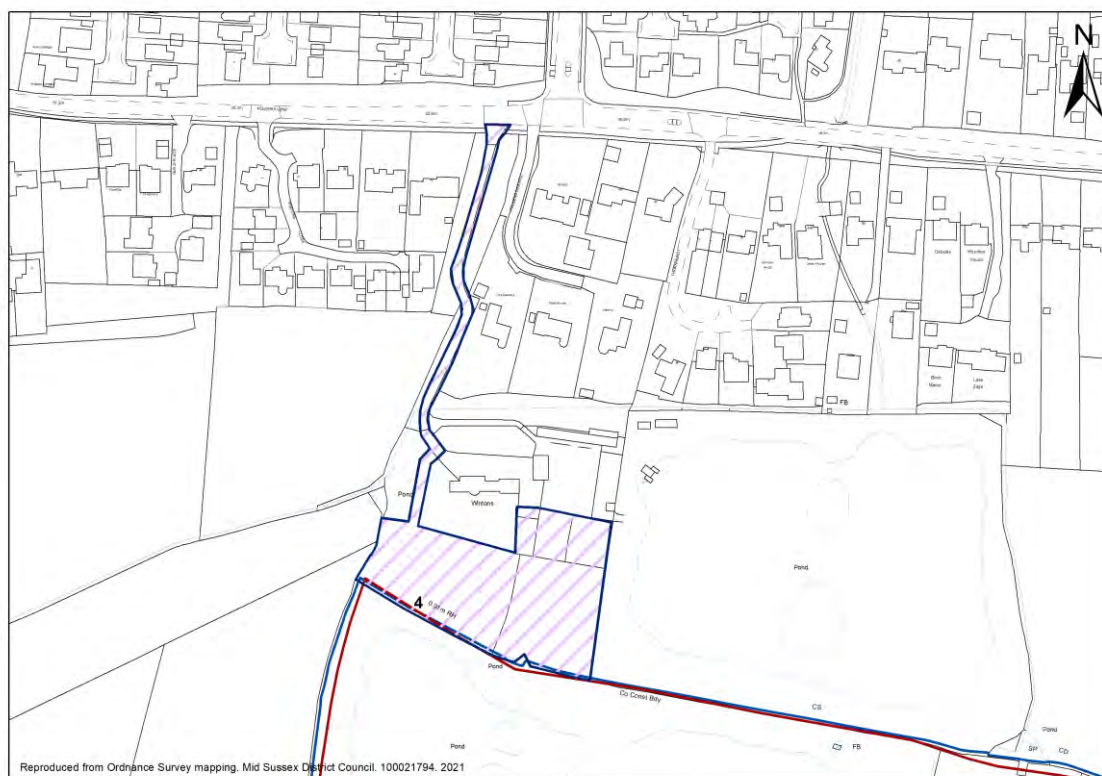
District Plan: Site Selection - Housing

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

District Plan: Site Selection - Housing

Burgess Hill

ID 4 Wintons Farm, Folders Lane, Burgess Hill



Site Details

Units: 13 Site Area (ha): 0.57

Part 1 - Planning Constraints

1. Landscape	Neutral	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No objection. Archaeological assessment and mitigation are not required.

Part 2 - Deliverability Considerations

8. Availability	Positive	Option in process of being agreed. Pre-app Feb 2019. Completions Nov 2020.
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rd party land (agreement in place). Site approach would require improvements to accommodate

District Plan: Site Selection - Housing

further development, which could be achieved

Part 3 - Sustainability / Access to Services

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is excellent
10. Train Service	Fair	
10. Public Transport	Very Positive	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

District Plan: Site Selection - Housing

Burgess Hill

ID 160 Land at Eldridge Caravan Park (South) Valebridge Road, Burgess Hill (c3 use)



Site Details

Units: 9 Site Area (ha): 0.64

Part 1 - Planning Constraints

1. Landscape	Very Positive	Site within built up area
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Negative	Significant part of the site is covered by trees and/or there is presence of protected trees on/adjacent to the site
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site –No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site –No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	No impact on archaeological asset
9. Access	Neutral	Site access exists and minor improvements are required to provide a suitable and safe site approach

Part 3 - Sustainability / Access to Services

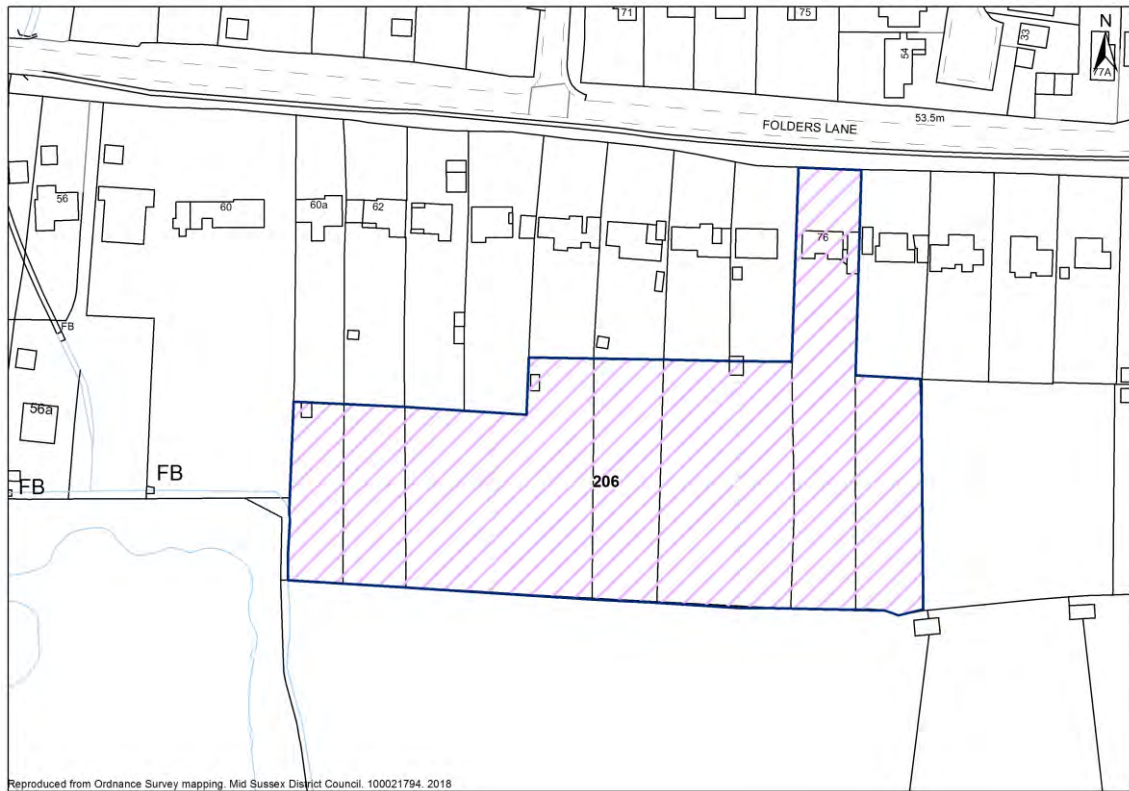
10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Excellent	
10. Public Transport	Positive	Journey likely by car only(greater than 20 minutes walk / 30
11. Main Service Centre	Negative	

District Plan: Site Selection - Housing

		minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

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. Landscape	Neutral	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	No objection subject to archaeological assessment and mitigation. Before submission of planning application: desk based archaeological assessment.

Part 2 - Deliverability Considerations

8. Availability	Negative	No coordinated delivery of the site can be demonstrated.
9. Access	Positive	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 proposed location, with suitable connectivity to local network.

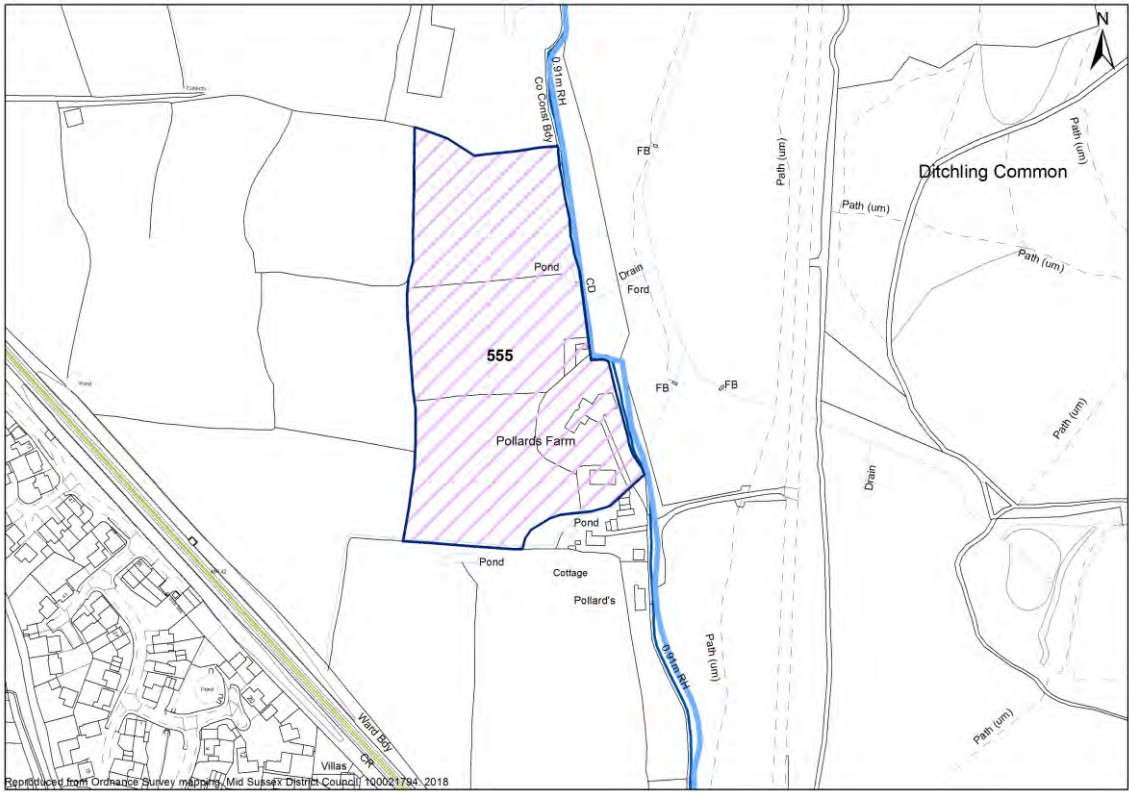
District Plan: Site Selection - Housing

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

Burgess Hill

ID 555 Pollards Farm, Ditchling Common, Burgess Hill



Site Details

Units: 26 Site Area (ha): 2.30

Part 1 - Planning Constraints

1. Landscape	Negative	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Negative	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. Linear green space would provide

District Plan: Site Selection - Housing

		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.
5. Listed Buildings	Negative	Pollards Farm Cottage. The proposed site lies to the north and west of the listed building and development on it would likely 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 Areas	Very Positive	There are no conservation areas within or adjacent to the site.
7. Archaeology	Neutral	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.

Part 2 - Deliverability Considerations

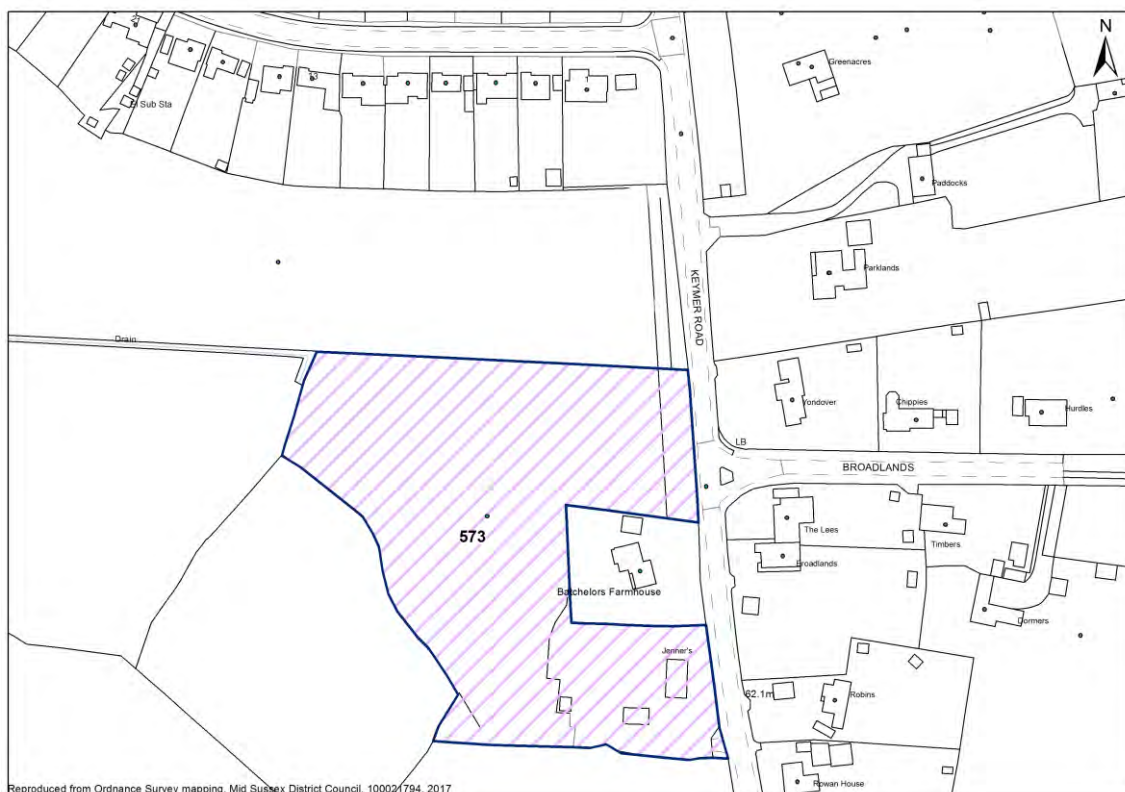
8. Availability	Positive	The site will become available for development during the plan period.
9. Access	Positive	Dirt track access currently exists for the farm. Alternative access via future phases of the East of Kings Way site has been agreed in principle by the landowner.

Part 3 - Sustainability / Access to Services

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

Burgess Hill

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



Site Details

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

Part 1 - Planning Constraints

1. Landscape	Neutral	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Very Positive	Site is in control of housebuilder. Outline application February 2019. First completions Feb 2021.
9. Access	Very Positive	No known constraints to access and site approach to accommodate development

Part 3 - Sustainability / Access to Services

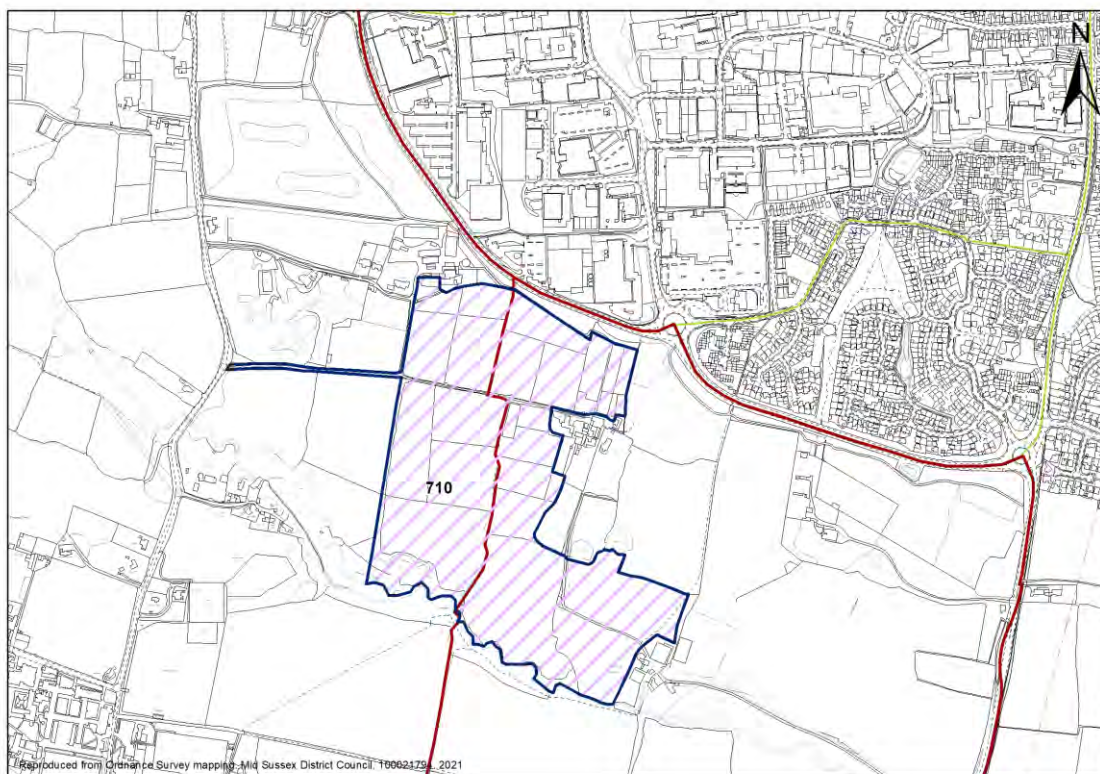
District Plan: Site Selection - Housing

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Good	
10. Public Transport	Positive	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Positive	Within 15 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

District Plan: Site Selection - Housing

Burgess Hill

ID 710 Maltings Grange, Malthouse Lane, Hurstpierpoint



Site Details

Units: 420 Site Area (ha): 0.9

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site –No impact
6. Conservation Areas	Very Positive	No Listed buildings on/near the site –No impact
7. Archaeology	Neutral	Moderate impact on archaeological asset –County Archaeologist has concluded that impact can be mitigated

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Negative	Site approach would require improvements to accommodate further development, achievability is uncertain.

Part 3 - Sustainability / Access to Services

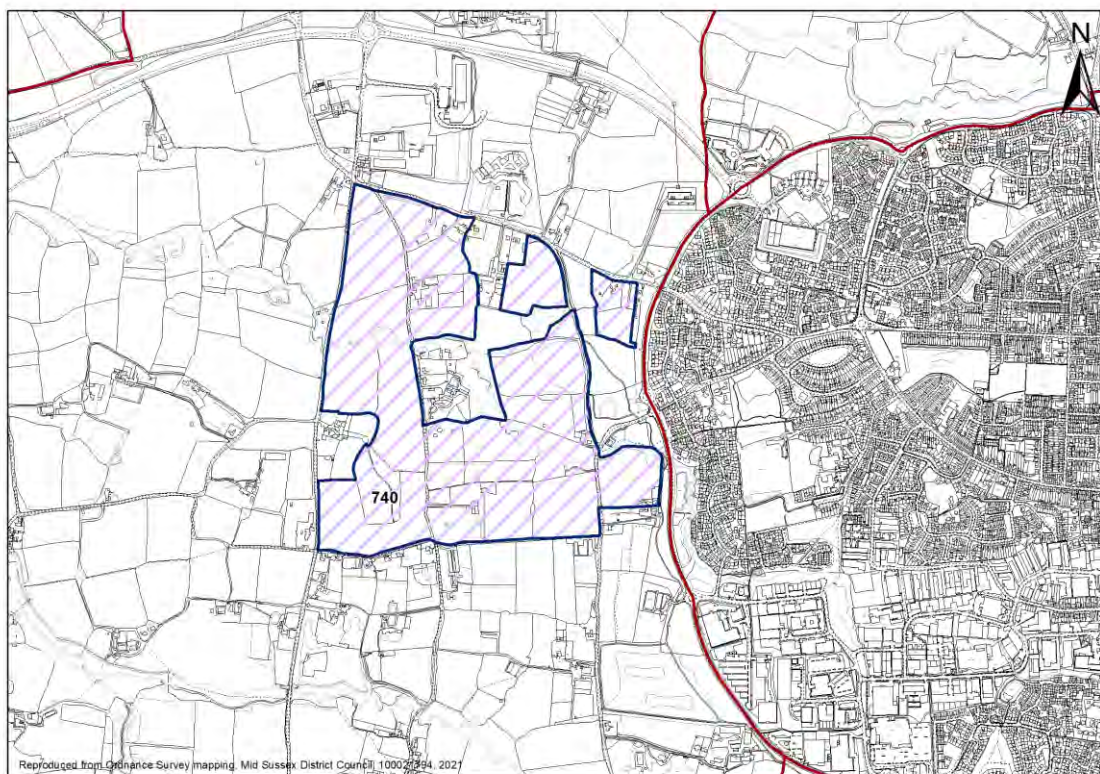
10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	Journey likely by car only(greater than 20 minutes walk / 30
11. Main Service Centre	Negative	

District Plan: Site Selection - Housing

		minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Burgess Hill

ID 740 Broad location to the West of Burgess Hill



Site Details

Units: 1400 Site Area (ha): 66

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Negative	Site has areas within flood zone 2/3 or has flooded historically
3. Trees	Negative	Site is partially affected by ancient woodland and/or Ancient and/or Veteran Trees. Development of the site would result in some harm, but mitigation is required.
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Positive	Listed buildings are present on/within proximity of the site, Less than substantial harm –Low impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Neutral	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rdparty land (agreement in place).Site approach would require improvements to accommodate further development, which could be achieved

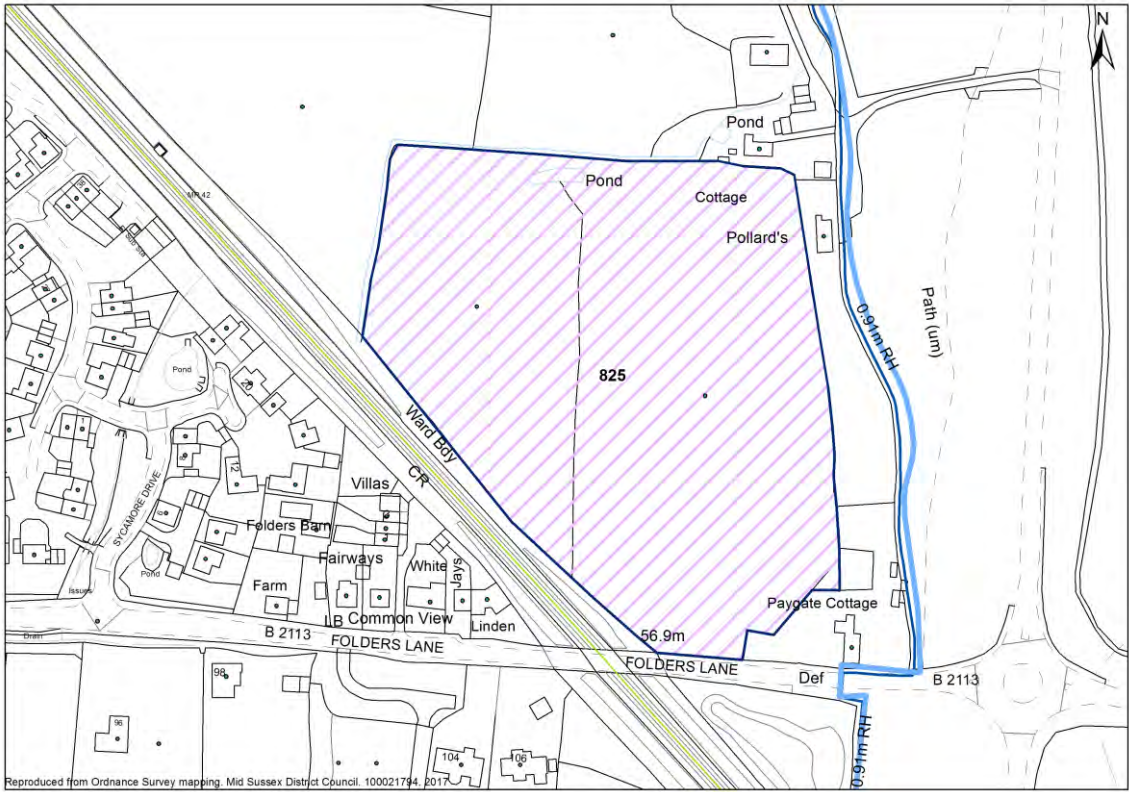
Part 3 - Sustainability / Access to Services

District Plan: Site Selection - Housing

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair. Acknowledge significant site will bring PT improvements.
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Burgess Hill

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



Site Details

Units: 50 Site Area (ha): 2.7

Part 1 - Planning Constraints

1. Landscape	Negative	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Negative	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.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.
5. Listed Buildings	Negative	Paygate Cottage and Pollards Farm, Development would detract

District Plan: Site Selection - Housing

from the surviving rural setting of the adjacent heritage asset and 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 Areas **Very Positive**

There are no conservation areas within or adjacent to the site

7. Archaeology **Neutral**

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.

Part 2 - Deliverability Considerations

8. Availability **Very Positive**

Housebuilder in control of the site. Planning application submitted on adoption of DPD.

9. Access **Neutral**

Access would likely be achievable directly from Folders Lane though there is not currently an access point.

Part 3 - Sustainability / Access to Services

10. Bus Service **Poor**

Access to Public Transport and/or frequency of Public Transport in this location is poor

10. Train Service **Poor**

10. Public Transport **Negative**

11. Main Service Centre **Negative**

Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)

12. Primary School **Negative**

Over 20 minutes walk

13. Health **Negative**

Over 20 minutes walk

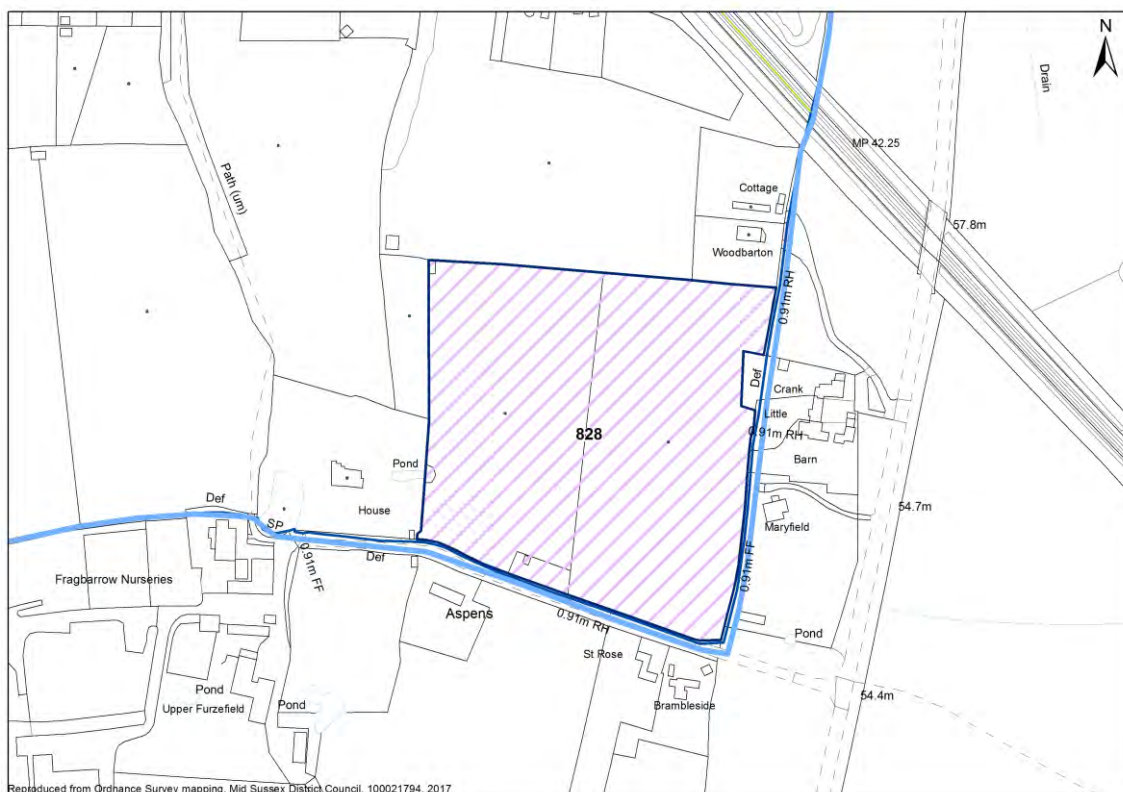
14. Retail **Negative**

Over 20 minutes walk

District Plan: Site Selection - Housing

Burgess Hill

ID 828 Land East of Fragbarrow House, Common Lane, Ditchling



Site Details

Units: 5 Site Area (ha): 2.8

Part 1 - Planning Constraints

1. Landscape	Neutral	Medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries,
4. Biodiversity	Neutral	Site is within or adjacent/in proximity to an LWS, Sussex Wildlife Trust conclude impacts can be mitigated
5. Listed Buildings	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm –Medium impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site –No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Neutral	Site approach would require improvements to accommodate further development, which could be achieved

Part 3 - Sustainability / Access to Services

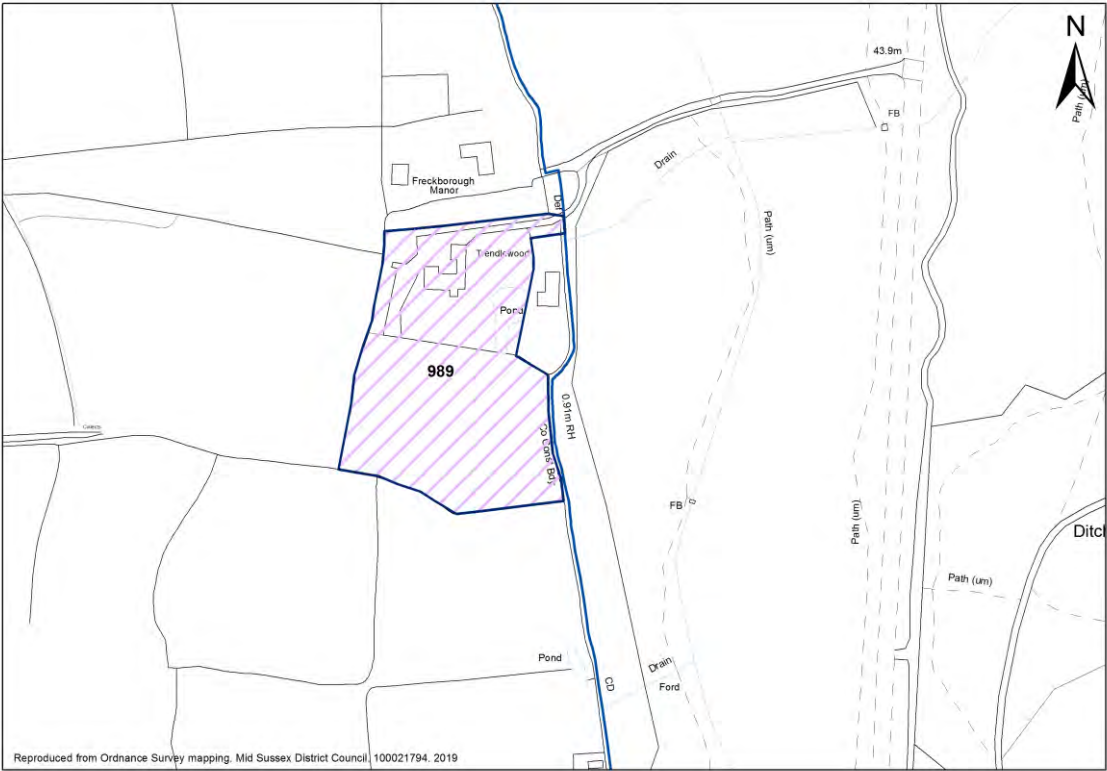
10. Bus Service	Poor	Access to Public Transport and/or frequency of Public Transport in this location is poor
10. Train Service	Poor	
10. Public Transport	Negative	

District Plan: Site Selection - Housing

11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

Burgess Hill

ID 989 Trendlewood Ditchling Road Burgess Hill



Site Details

Units: 9 Site Area (ha): 0.97

Part 1 - Planning Constraints

1. Landscape	Negative	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Negative	The proposed site lies adjacent to Ditchling Common SSSI, notified for its acid grassland habitat and supporting populations of the nationally scarce marsh fritillary butterfly. It is likely Natural England would object to this site being taken forward as a site allocation, because the site is likely to damage the interest features of the SSSI, directly and indirectly, during construction and operation. In particular, both phases may incur changes to water quality and quantity which may affect the sensitive SSSI habitat (potentially via drains which may connect the site to the SSSI). Operation of the development would also likely incur recreational impacts on the SSSI given the very close proximity, as well as common 'edge effects' where residential development

District Plan: Site Selection - Housing

		abuts a sensitive site including tipping of waste, introduction of non-native invasive species and cat predation. Development at this site is also likely to incur direct impacts within the SSSI, including possible direct land-take, through necessary works to the access for the site. Detailed assessment will be needed of these potential impacts along with any appropriate avoidance and mitigation measures.
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	No objection subject to archaeological assessment and mitigation. Before submission of planning application: requires Desk-Based Assessment & geophysical surveys.

Part 2 - Deliverability Considerations

8. Availability	Negative	Site promoted to Site Allocations DPD regulation 18 consultation but no developer questionnaire received.
9. Access	Negative	A suitable access is considered to be possible subject to use of the private access road and reduction of vegetation on third party land. The site could be overly reliant on private car use; although for the scale of development proposed the access, this is unlikely to result in significant numbers of car trips.

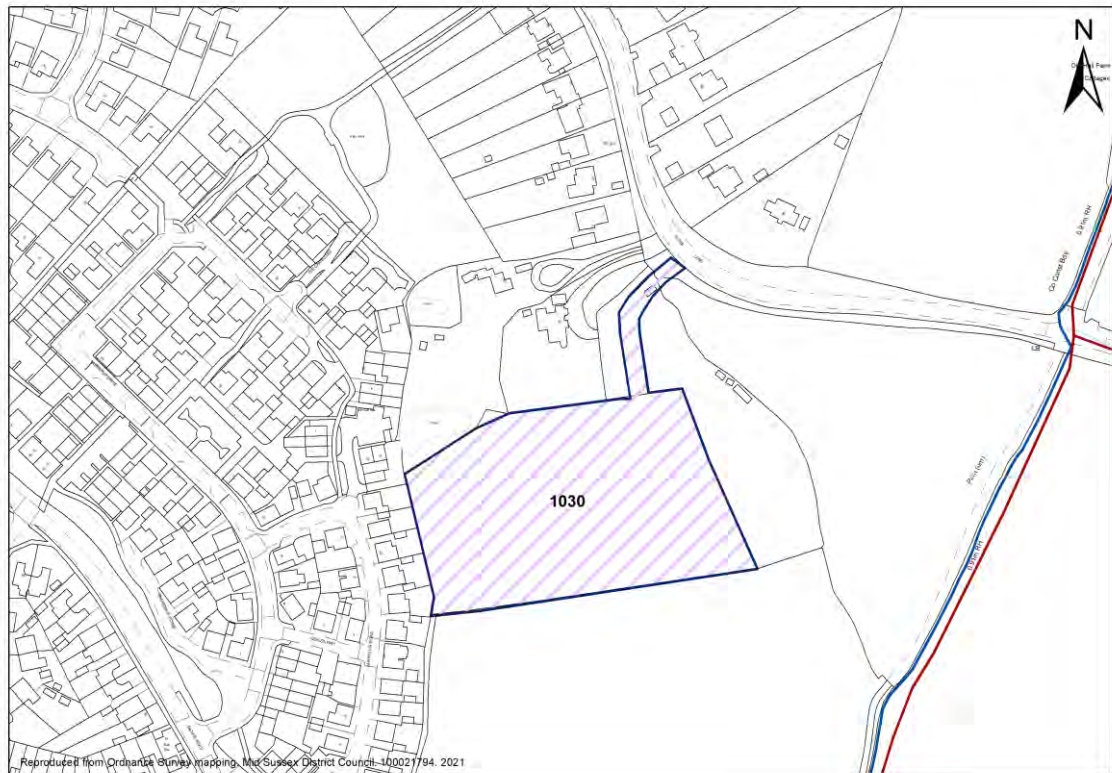
Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Fair	
10. Public Transport	Positive	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

District Plan: Site Selection - Housing

Burgess Hill

ID 1030 Land at Hillbrow, Janes Lane, Burgess Hill



Site Details

Units: 9 Site Area (ha): 1.4

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway

Part 3 - Sustainability / Access to Services

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is excellent
10. Train Service	Excellent	
10. Public Transport	Very Positive	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
11. Main Service Centre	Negative	

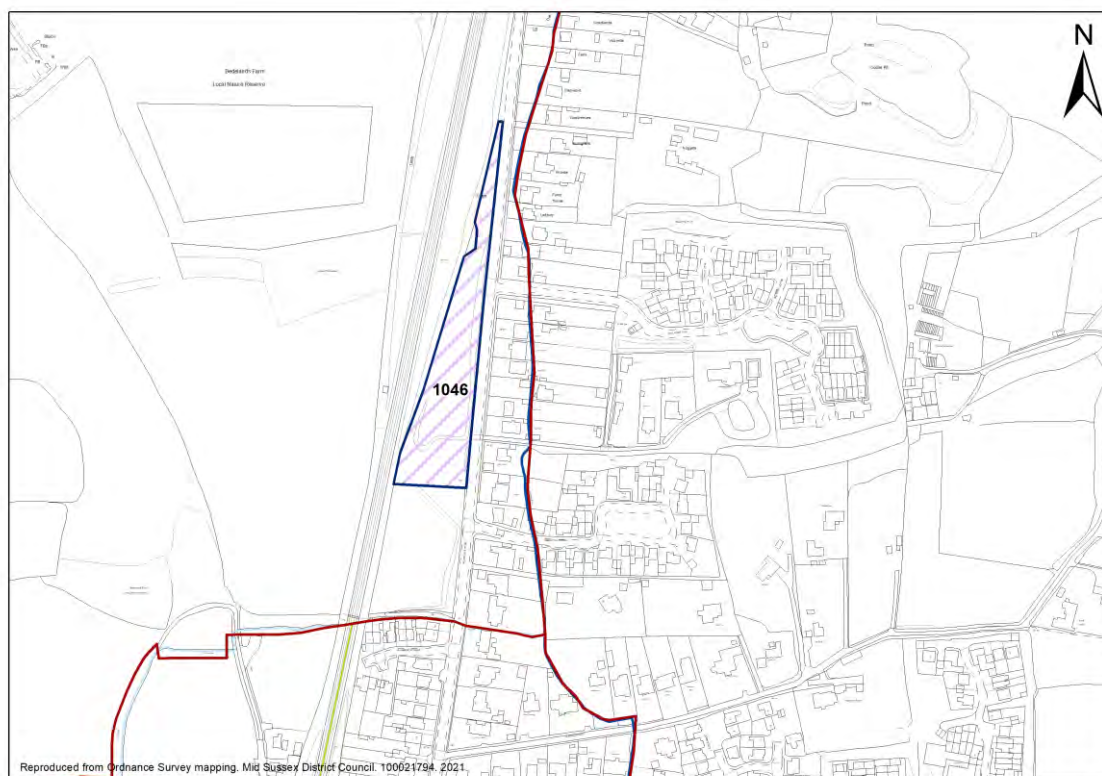
District Plan: Site Selection - Housing

12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

District Plan: Site Selection - Housing

Burgess Hill

ID 1046 Land north of Eldridge Caravan Park (North), Burgess Hill (c3 use)



Site Details

Units: 9 Site Area (ha): 0.78

Part 1 - Planning Constraints

1. Landscape	Positive	Medium/high potential for change in landscape terms; within urban periphery.
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Negative	Significant part of the site is covered by trees and/or there is presence of protected trees on/adjacent to the site. Development would result in loss.
4. Biodiversity	Neutral	Site is within or adjacent/in proximity to an LWS
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway

Part 3 - Sustainability / Access to Services

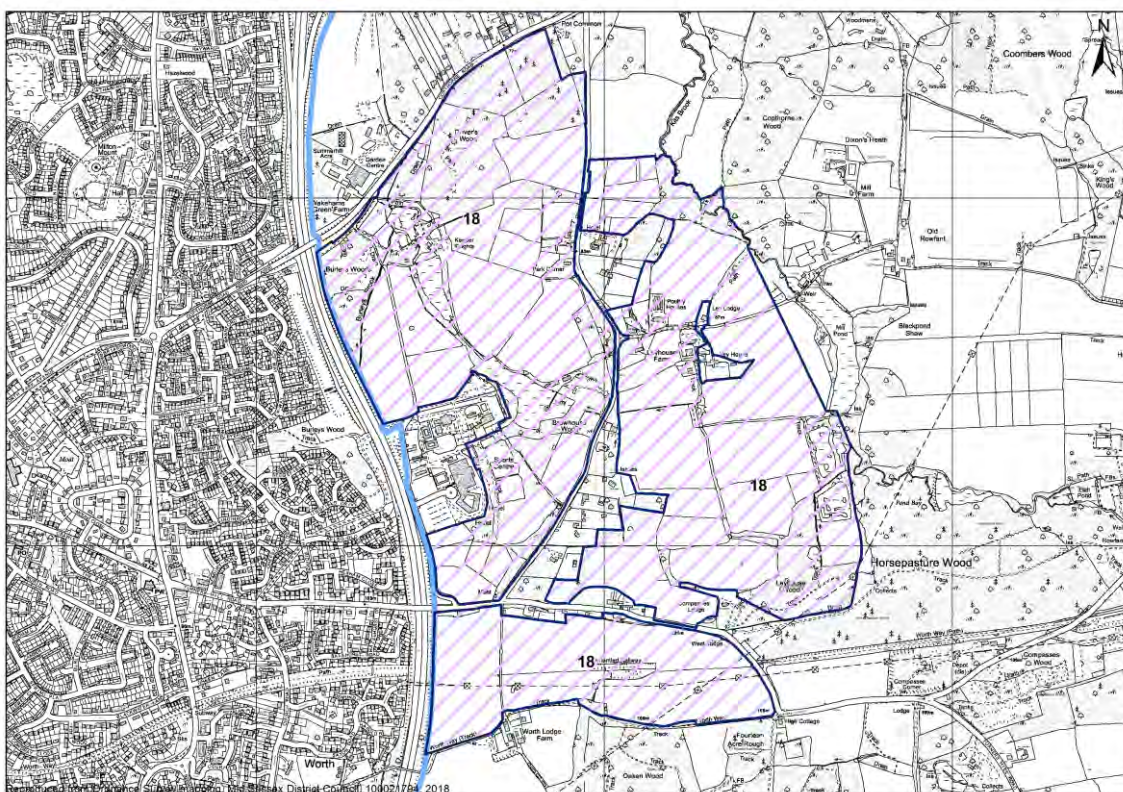
10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Good	

District Plan: Site Selection - Housing

10. Public Transport	Positive	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Copthorne

ID 18 Crabbet Park, Old Hollow, Near Crawley



Site Details

Units: 2300 Site Area (ha): 172

Part 1 - Planning Constraints

1. Landscape	Negative	Southern part of site lies within the High Weald AONB and is of substantial landscape sensitivity and moderate landscape value. Low to low/medium potential for change in landscape terms. Development of this scale would have a significant and detrimental effect on the character of the landscape.
2. Flood Risk	Neutral	Site has small area of flood zone 2 along the eastern boundary of the site. May slightly impact on developable area of site but not significantly. There are a number of ponds and watercourses within the site.
3. Trees	Negative	Site is partially affected by ancient woodland and/or Ancient and/or Veteran Trees. Development of the site would result in some harm, but mitigation is required.
4. Biodiversity	Very Positive	LWS adjacent to the southern boundary of the site. No objection raised by NE or Sussex Wildlife Trust despite proximity with designated site, or site not within or adjacent to designated site
5. Listed Buildings	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm – medium impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan
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District Plan: Site Selection - Housing

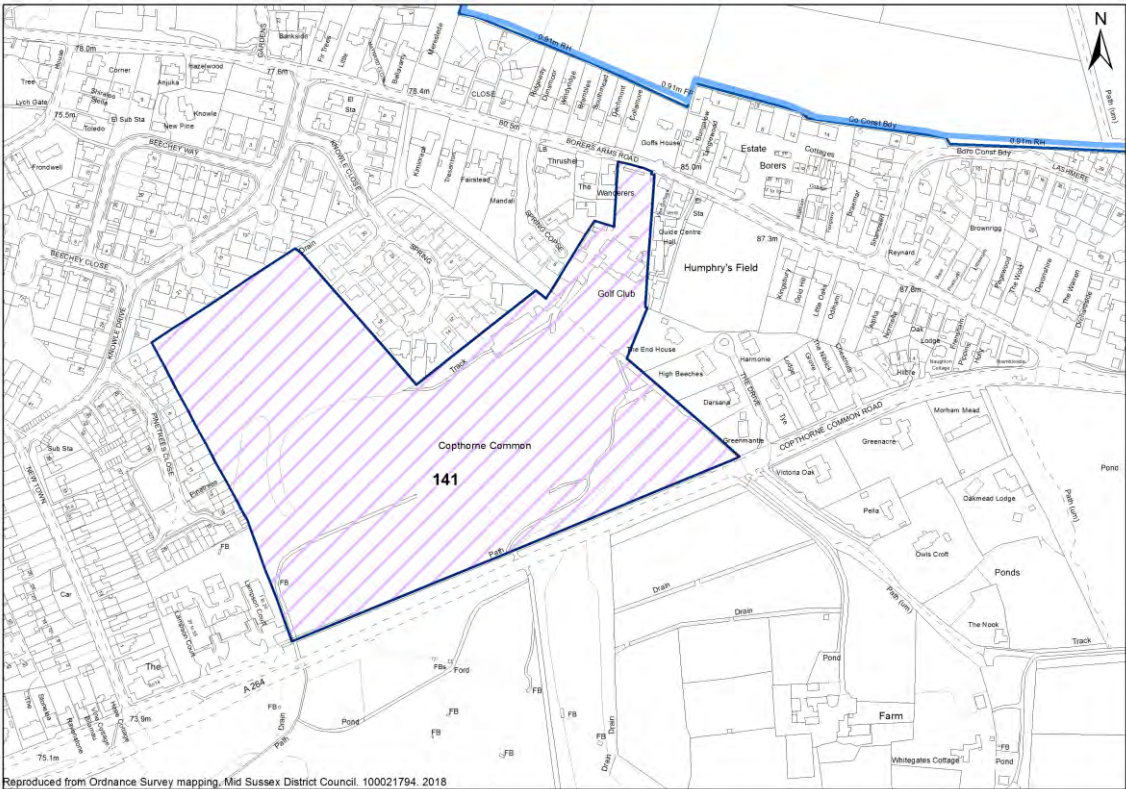
		period
9. Access	Negative	Site approach would require improvements to accommodate further development, achievability is uncertain.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair. Acknowledge significant site will bring PT improvements.
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

Copthorne

ID 141 Copthorne Golf Club, Copthorne Common Road, Copthorne



Site Details

Units: 135 Site Area (ha): 8.6

Part 1 - Planning Constraints

1. Landscape	Negative	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.
2. Flood Risk	Neutral	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 re
3. Trees	Negative	Presence of protected trees on/adjacent to the site which would constrain development. Tree Officer concludes that potential impacts can be mitigated.
4. Biodiversity	Negative	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	Very Positive	There are no listed buildings within or adjacent to the site

District Plan: Site Selection - Housing

6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Very Positive	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.

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Positive	Within 15 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Positive	Within 15 minutes walk

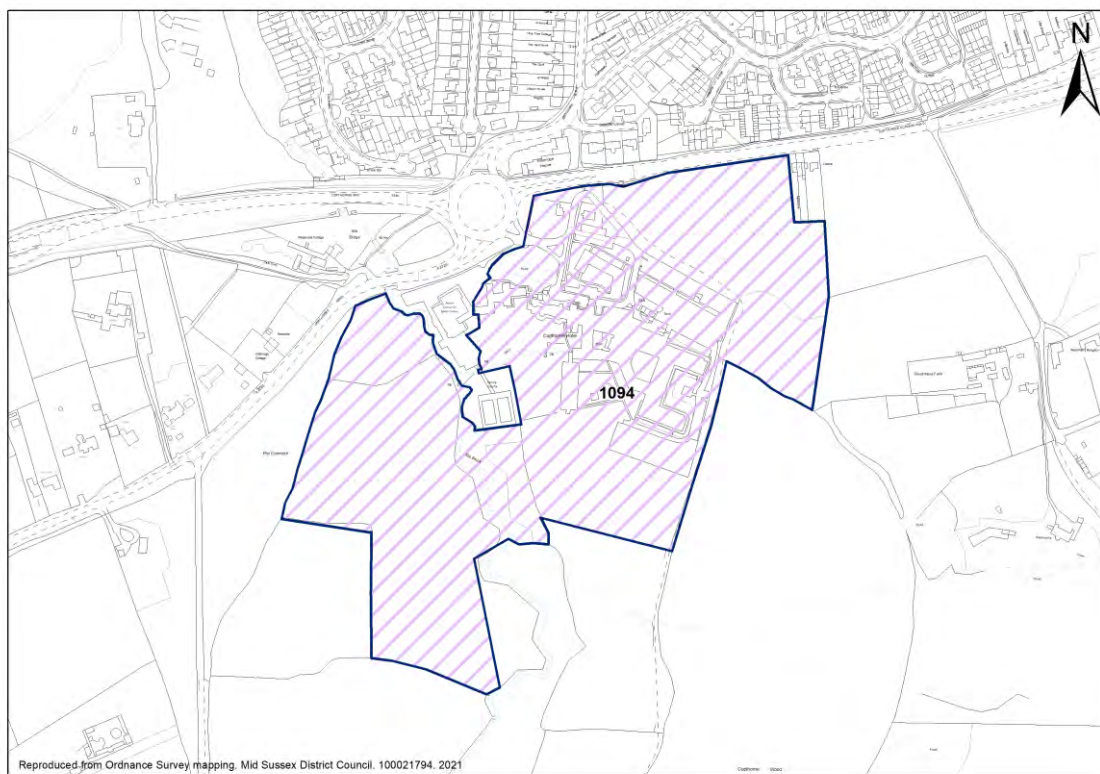
District Plan: Site Selection - Housing

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Positive	Within 15 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Positive	Within 15 minutes walk

District Plan: Site Selection - Housing

Copthorne

ID 1094 Land at Copthorne Hotel, Copthorne



Site Details

Units: 170 Site Area (ha): 14.19

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Neutral	Site has areas within flood zone 2/3 or has flooded historically.
3. Trees	Neutral	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved.
4. Biodiversity	Neutral	Site is within or adjacent/in proximity to an LWS
5. Listed Buildings	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Very Positive	No known constraints to access and site approach to accommodate development

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	

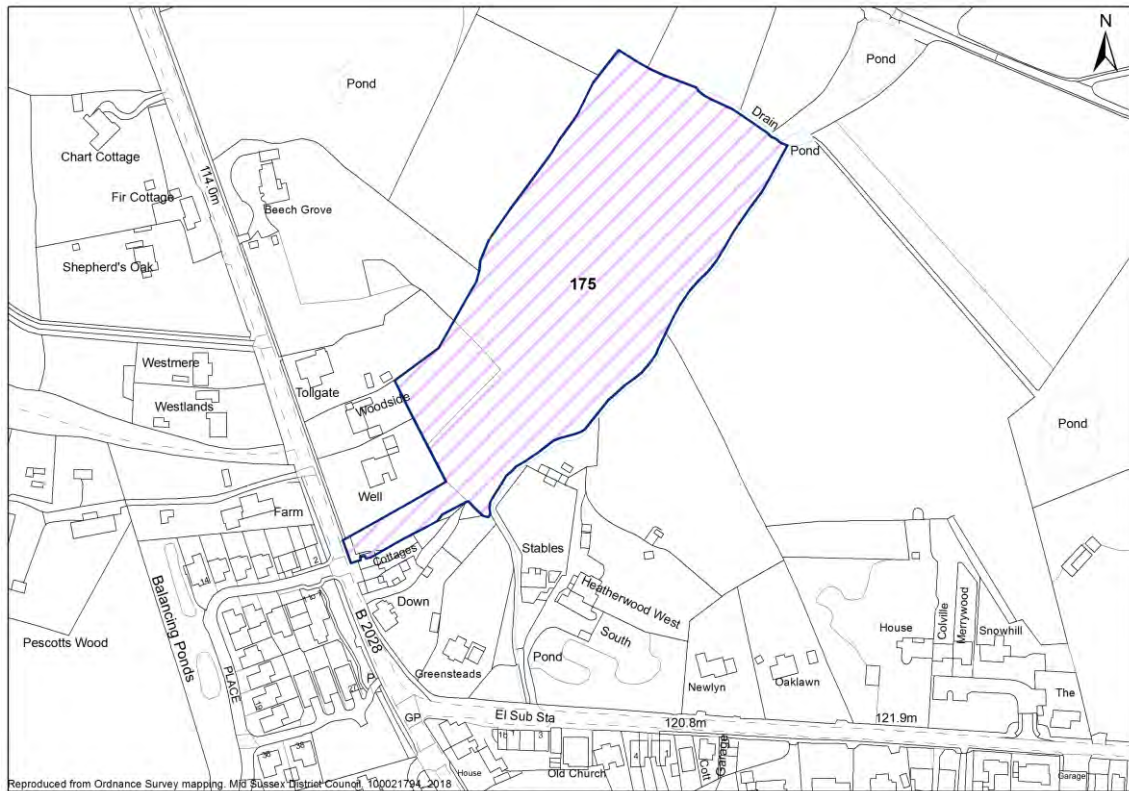
District Plan: Site Selection - Housing

10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Positive	Within 15 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

District Plan: Site Selection - Housing

Crawley Down

ID 175 Crawley Down Nurseries, Turners Hill Road, Crawley Down



Site Details

Units: 17 Site Area (ha): 2.12

Part 1 - Planning Constraints

1. Landscape	Neutral	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site

Part 2 - Deliverability Considerations

8. Availability	Positive	No information for question 2. Form lacks information on completions.
9. Access	Neutral	Site approach would require improvements to accommodate further development, which could be achieved

Part 3 - Sustainability / Access to Services

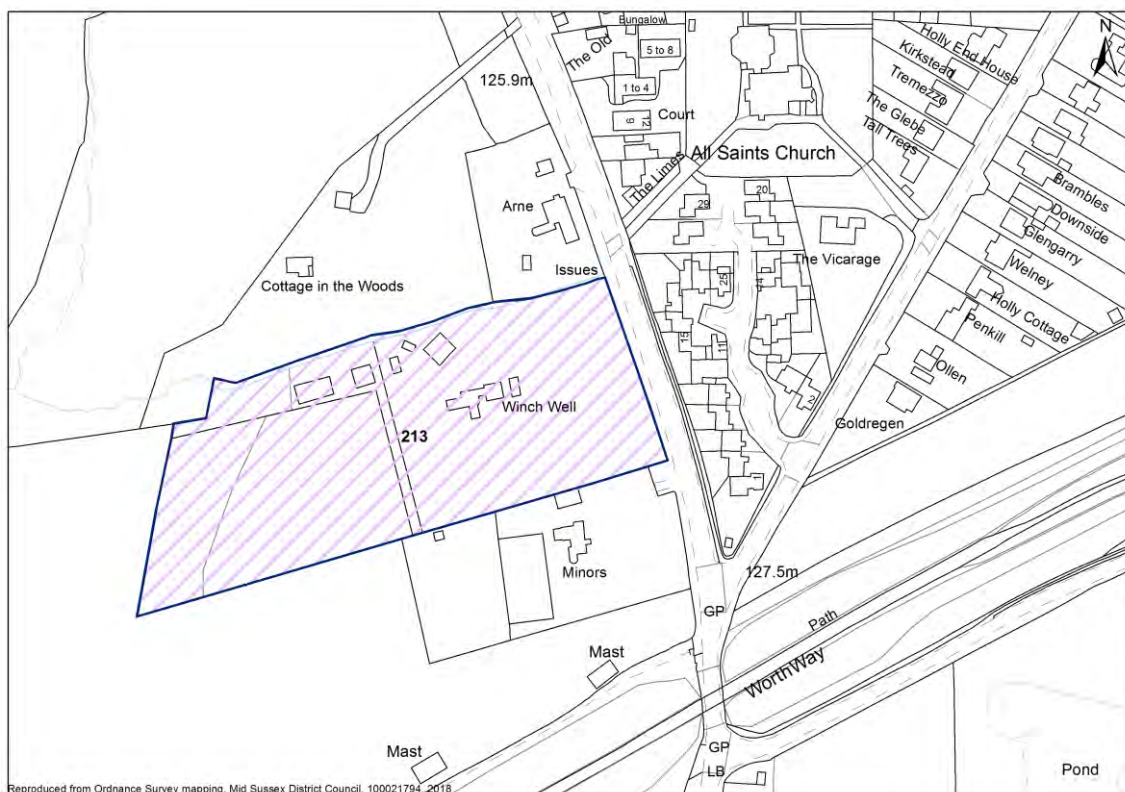
10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	

District Plan: Site Selection - Housing

10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Neutral	Within 20 minutes walk

Crawley Down

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



Site Details

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

Part 1 - Planning Constraints

1. Landscape	Neutral	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Other trees along boundaries.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	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 pr

Part 2 - Deliverability Considerations

8. Availability	Negative	Only available for development if surrounding land gets permission to be built on.
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District Plan: Site Selection - Housing

9. Access	Positive	WSSC- required splays of 4.5 x 120 may be achievable.
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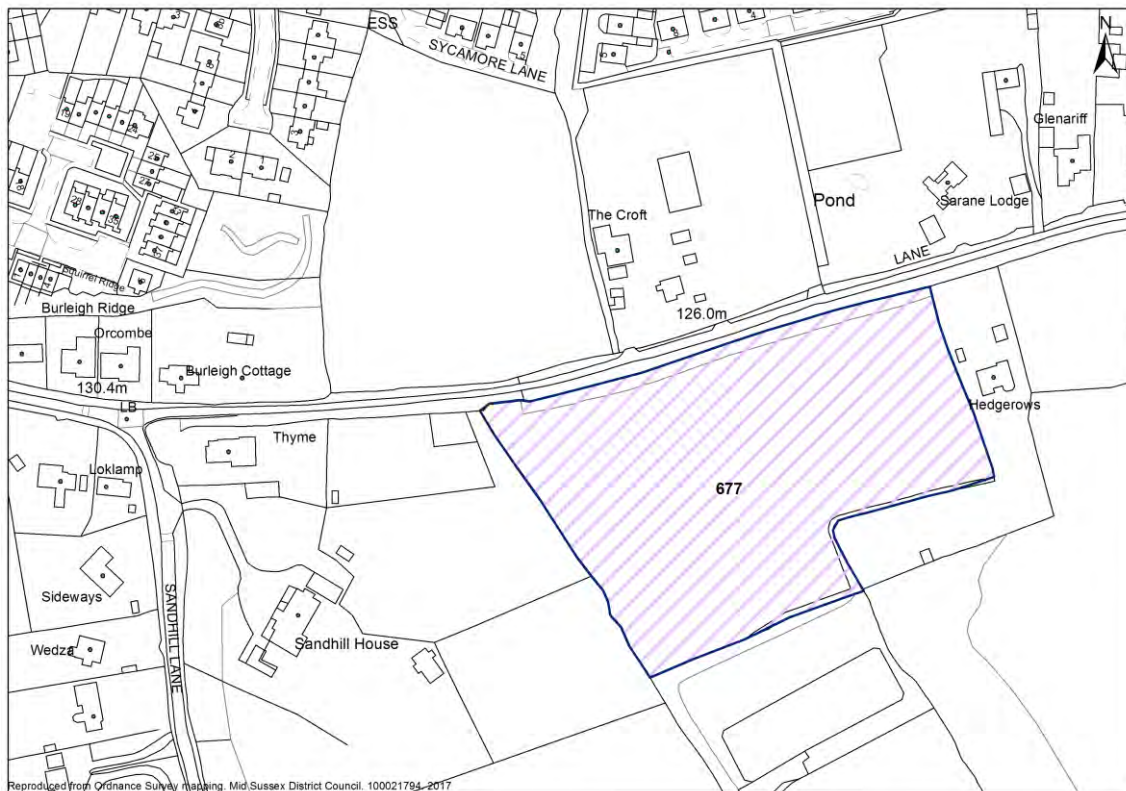
Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

Crawley Down

ID 677 Land south of Burleigh Lane, Crawley Down



Site Details

Units: 8 Site Area (ha): 1.8

Part 1 - Planning Constraints

1. Landscape	Neutral	Medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Positive	Listed buildings are present on/within proximity of the site, Less than substantial harm –Low impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site –No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Negative	Site approach would require improvements to accommodate further development, achievability is uncertain.

Part 3 - Sustainability / Access to Services

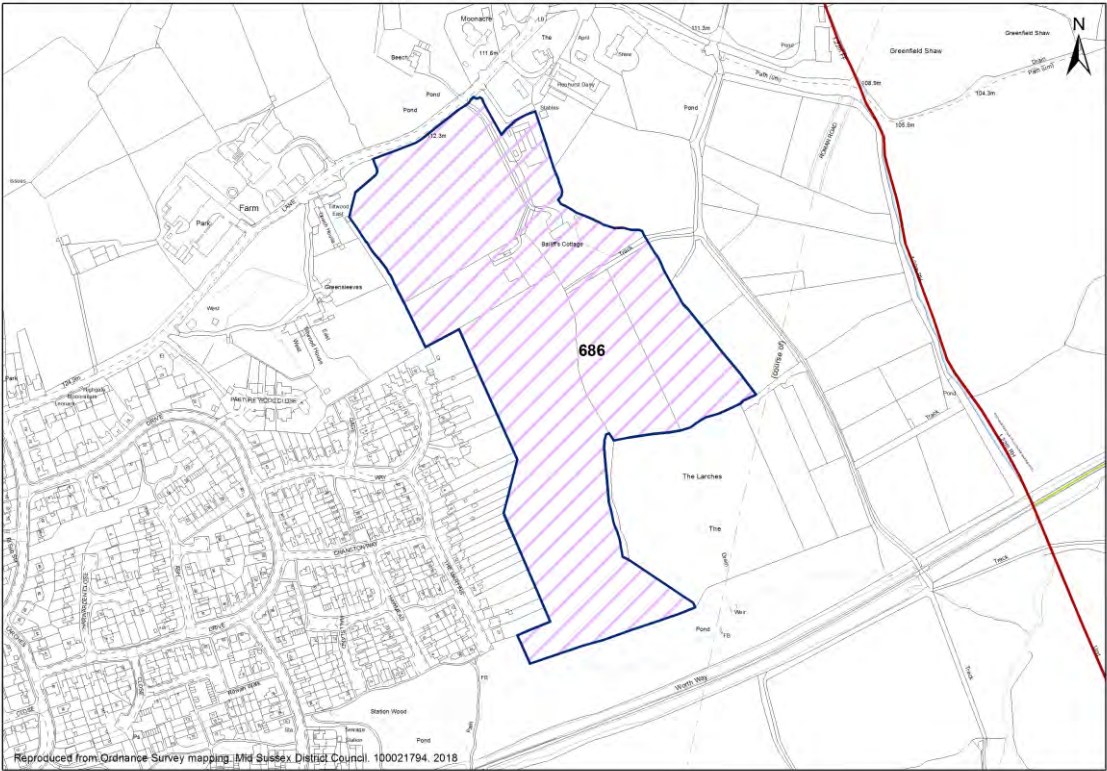
10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	

District Plan: Site Selection - Housing

11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Positive	Within 15 minutes walk

Crawley Down

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

Units:	125	Site Area (ha):	6.5
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Part 1 - Planning Constraints

1. Landscape	Neutral	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. Boundaries to the north, east and south may need to be strengthened.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved.
4. Biodiversity	Neutral	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. Site is within or adjacent/ in proximity to a LWS, Sussex Wildlife Trust advise further work is required to be able to conclude that impacts can be mitigated.
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site

District Plan: Site Selection - Housing

6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	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 & geophysics

Part 2 - Deliverability Considerations

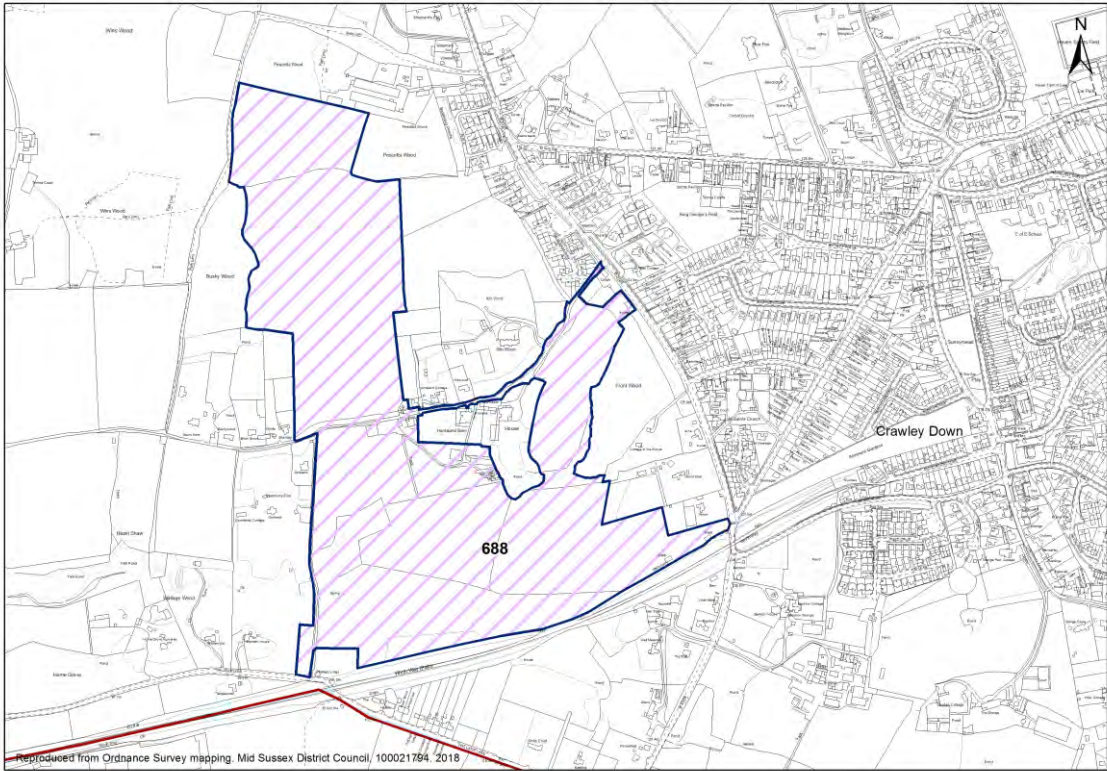
8. Availability	Positive	Promotion agreement in place. Masterplanning work underway. Sold to developer once permission granted.
9. Access	Positive	Access could be gained from the north of the site via Hophurst Lane.

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only (greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

Crawley Down

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

Units:	350	Site Area (ha):	33.7
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Part 1 - Planning Constraints

1. Landscape	Neutral	<p>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 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.</p>
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District Plan: Site Selection - Housing

2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Negative	Site is partially affected by ancient woodland and/or Ancient and/or Veteran Trees. Development of the site would result in some harm, but mitigation is required.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	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); (

Part 2 - Deliverability Considerations

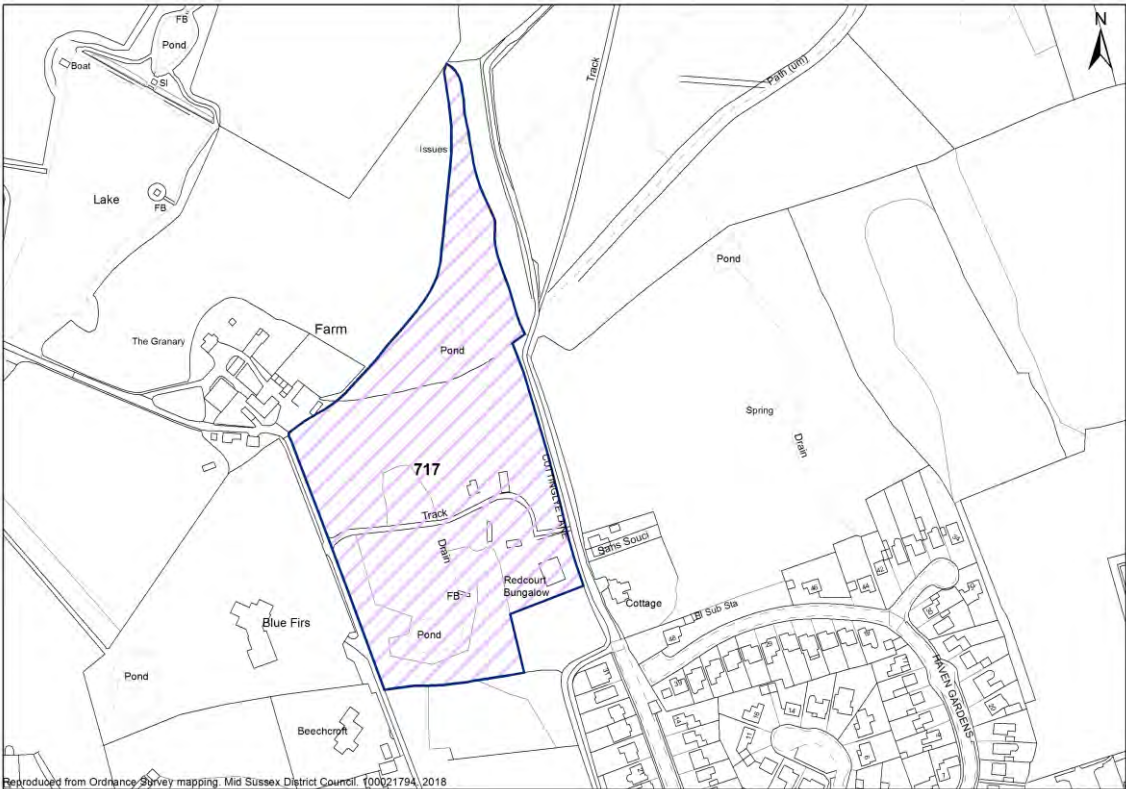
8. Availability	Very Positive	Site is in control of a housebuilder. Outline Spring 2020. First completions winter 2022.
9. Access	Neutral	Access that runs through centre of site not suitable to serve large scale development. Direct access from Turners Hill Road would be required.

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Fair	
10. Public Transport	Positive	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

Crawley Down

ID	717	Land at Redcourt Barn, Cuttinglye Lane, Crawley Down
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Site Details

Units:	30	Site Area (ha):	3.5
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Part 1 - Planning Constraints

1. Landscape	Neutral	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. This site is covered by TPOs and ancient woodland.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Negative	Site is partially affected by ancient woodland and/or Ancient and/or Veteran Trees. Development of the site would result in some harm, but mitigation is required. Significant part of the site is covered by trees and/or there is presence of protected trees on/adjacent to the site. Development would result in loss, objection from Tree Officer. The northern part of the site is Ancient Woodland.
4. Biodiversity	Neutral	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

District Plan: Site Selection - Housing

connectivity, impacts of light and noise pollution, need for Ancient Woodland buffer, impacts on hydrology in particular the ghyll woodland. Site is within or adjacent/ in proximity to a LWS, Sussex Wildlife Trust advise further work is required to be able to conclude that impacts can be mitigated.

5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

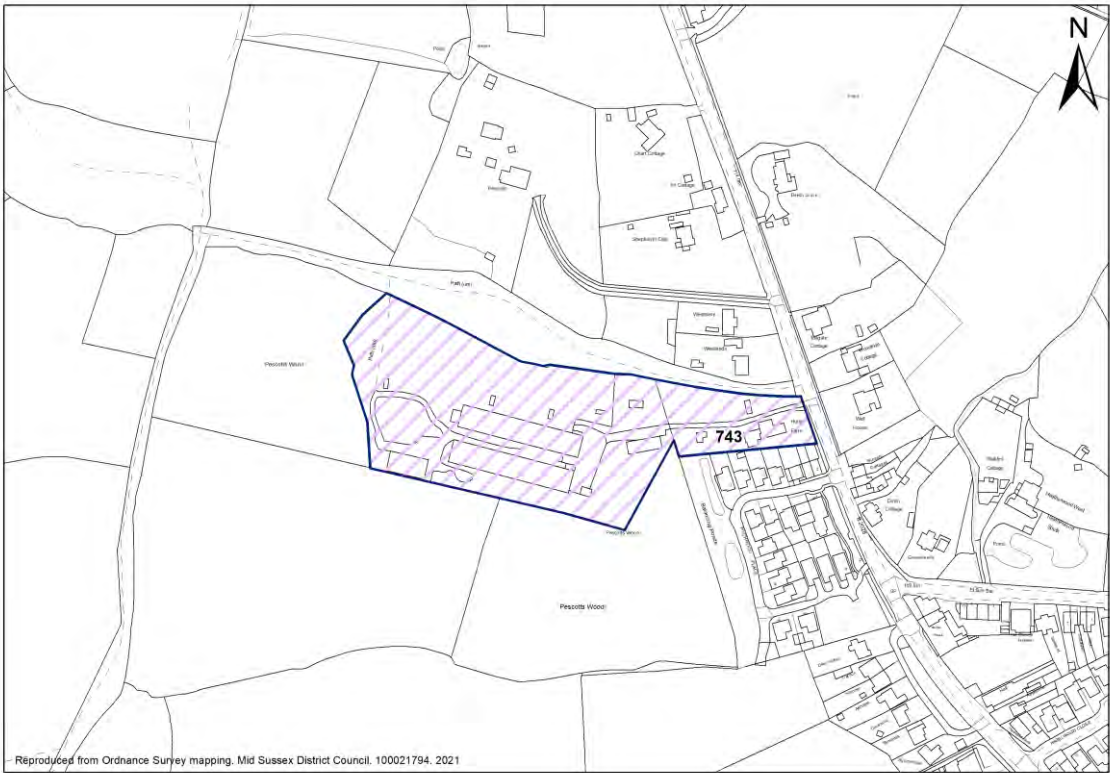
8. Availability	Negative	No developer questionnaire.
9. Access	Very Positive	Safe access to site already exists

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Positive	Within 15 minutes walk

Crawley Down

ID 743 Hurst Farm, Turners Hill Road, Crawley Down



Site Details

Units: 37 Site Area (ha): 3.65

Part 1 - Planning Constraints

1. Landscape	Neutral	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Negative	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
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Positive	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 Areas	Very Positive	There are no conservation areas within or adjacent to the site.
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site

District Plan: Site Selection - Housing

Part 2 - Deliverability Considerations

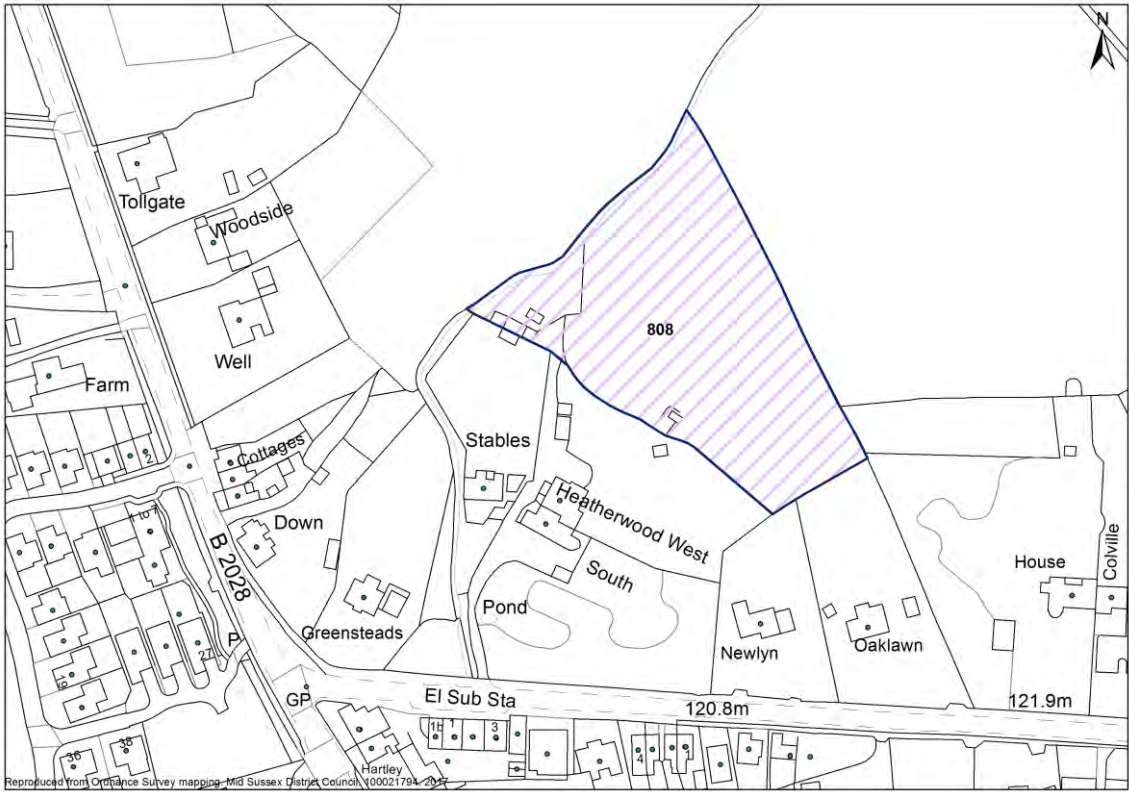
8. Availability	Very Positive	Site is in control of a housebuilder. Full application submission June 2020.
9. Access	Very Positive	Safe access to site already exists.

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Neutral	Within 20 minutes walk

Crawley Down

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

Units:	10	Site Area (ha):	0.7
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Part 1 - Planning Constraints

1. Landscape	Neutral	Medium potential for change in landscape terms
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Positive	Presence of trees on site or along the boundaries,
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Negative	Listed buildings are present on/within proximity of the site, Less than substantial harm –High impact. 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 in appreciated, as well as to the wider historic character of its setting. NPPF:LSH, HIGH
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site.
7. Archaeology	Very Positive	No impact on archaeological asse

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan
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District Plan: Site Selection - Housing

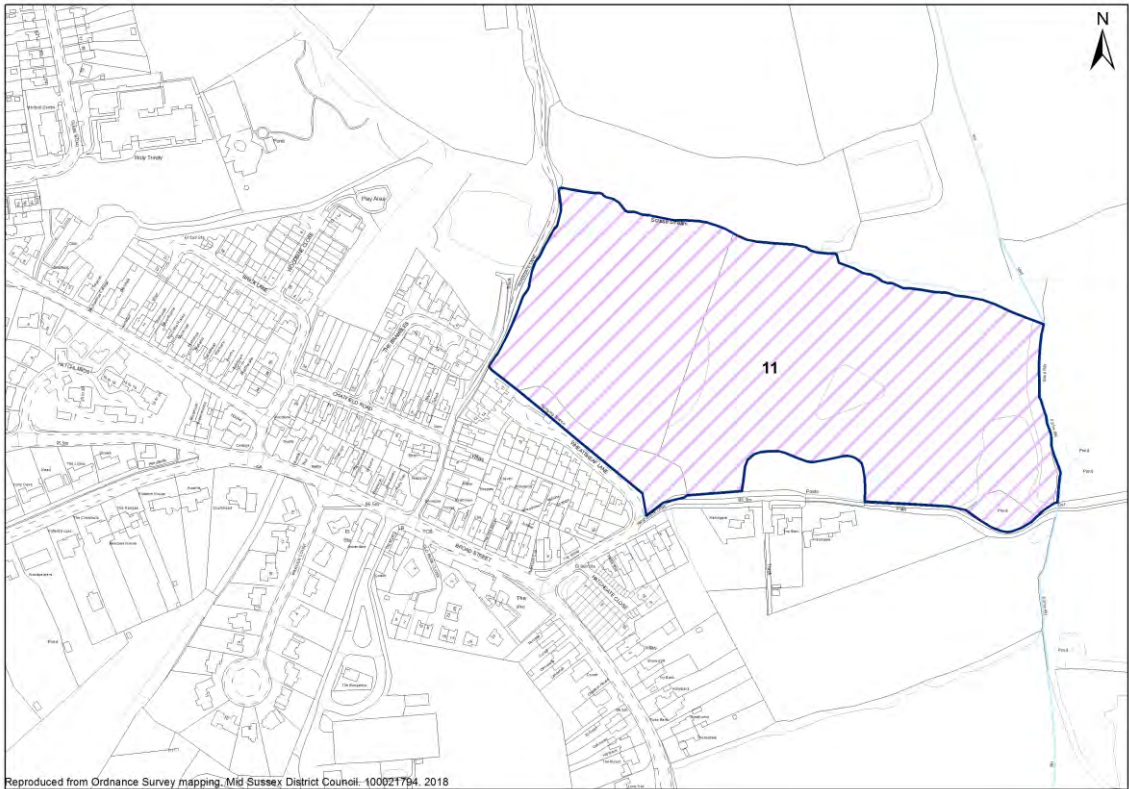
		period
9. Access	Neutral	ccess does not exist but can be achieved within landholding to adjacent highway or through 3rdparty land (agreement in place).Site approach would require improvements to accommodate further development, which could be achieved

Part 3 - Sustainability / Access to Services

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Positive	Within 15 minutes walk

Cuckfield

ID	11	Land at Wheatsheaf Lane, Cuckfield
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Site Details

Units:	165	Site Area (ha):	6.8
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Part 1 - Planning Constraints

1. Landscape	Negative	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved.
4. Biodiversity	Neutral	<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</p>

District Plan: Site Selection - Housing

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. Site is within or adjacent/ in proximity to a LWS, Sussex Wildlife Trust advise further work is required to be able to conclude that impacts can be mitigated.

5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

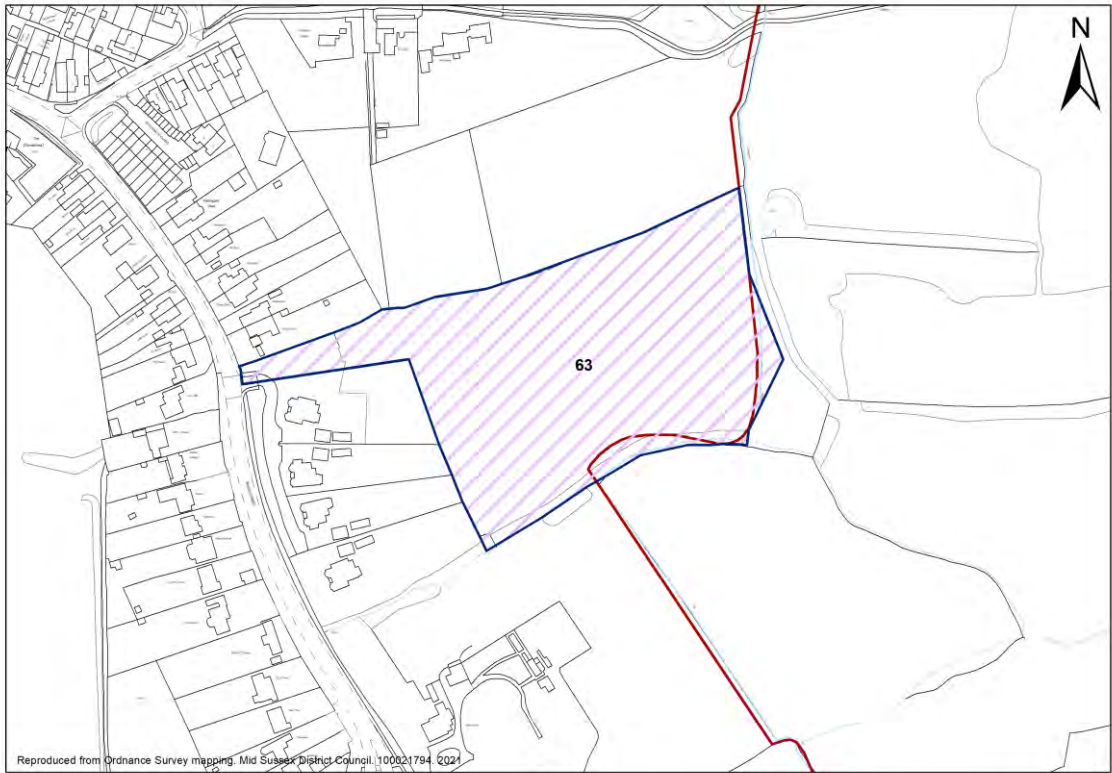
8. Availability	Positive	The site will become available for development during the plan period
9. Access	Positive	Site access exists and minor improvements are required to provide a suitable and safe site approach

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Positive	Within 15 minutes walk
12. Primary School	Positive	Within 15 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Neutral	Within 20 minutes walk

Cuckfield

ID 63 Land north of Riseholme, Broad Street, Cuckfield



Site Details

Units: 70 Site Area (ha): 2.40

Part 1 - Planning Constraints

1. Landscape	Negative	This site has substantial landscape sensitivity and moderate landscape value, therefore how low/medium landscape capacity for development. The form of the site is perpendicular to the alignment of Broad Street which currently supports a distinctive linear settlement pattern. Recent development at Denning Place is consistent with the linear pattern and does not indicate that development at Site 63 is acceptable in principle.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved.
4. Biodiversity	Neutral	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. Further consideration to be given to: 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. 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. Site is within

District Plan: Site Selection - Housing

		or adjacent/ in proximity to a LWS, Sussex Wildlife Trust advise further work is required to be able to conclude that impacts can be mitigated.
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

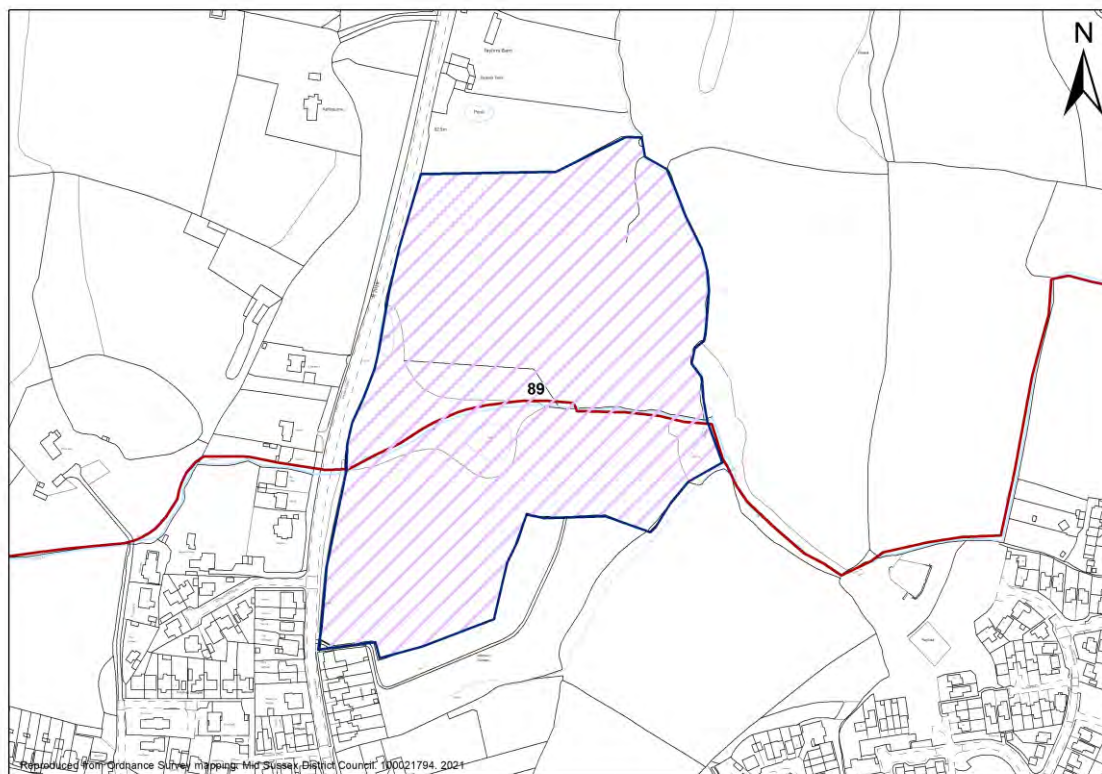
8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Positive	Access is already established by new developments closer to the road.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Negative	Over 20 minutes walk

Cuckfield

ID 89 Land at South Taylors Barn, Whitemans Green/Brook Street, Cuckfield



Site Details

Units: 173 Site Area (ha): 6.90

Part 1 - Planning Constraints

1. Landscape	Very Negative	High impact on the AONB/ Likely major development in the AONB with no identified exceptional circumstances
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	site not within or adjacent to designated site
5. Listed Buildings	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm –Medium impact
6. Conservation Areas	Neutral	Site is within/close to a conservation area, Less than substantial harm – Medium impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rd party land (agreement in place).

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	

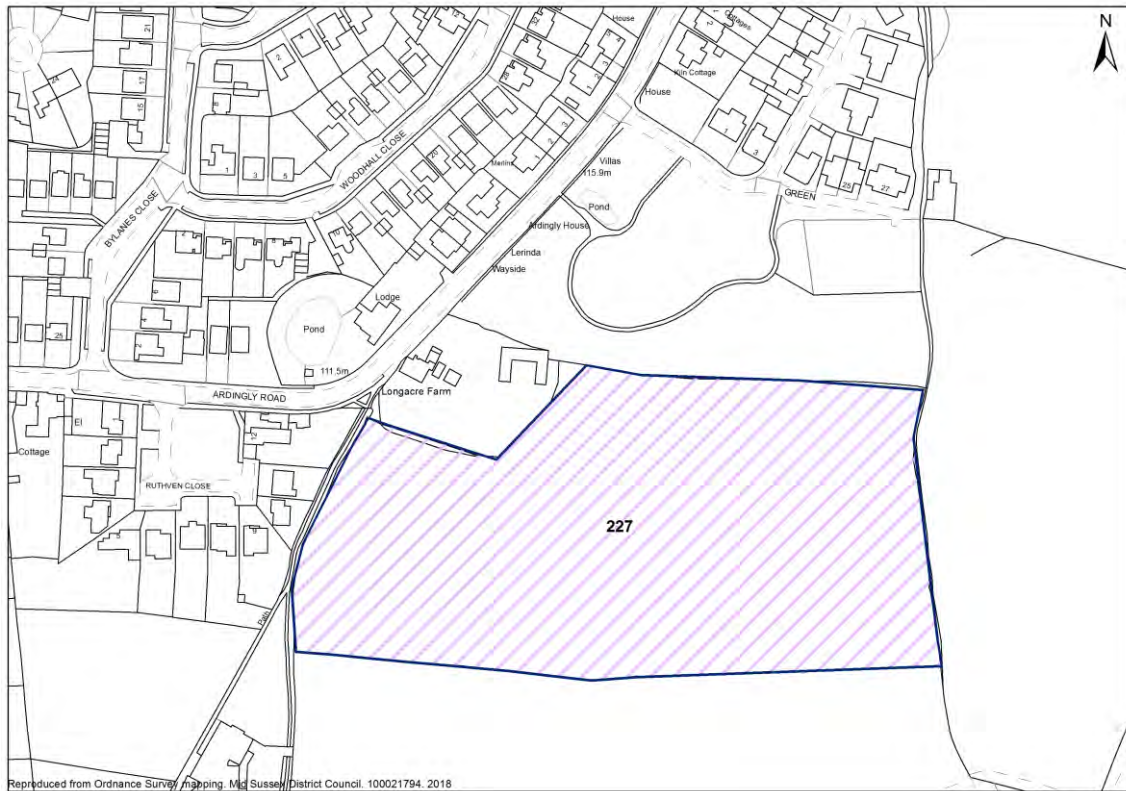
District Plan: Site Selection - Housing

11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: 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. Landscape	Negative	This site has substantial landscape sensitivity and moderate landscape value. This site could be visible from the surrounding countryside to the east.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	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 plan

Part 2 - Deliverability Considerations

8. Availability	Negative	Overage agreement expires in 4 1/2 years time. No progress with site until this expires.
9. Access	Very Negative	A safe and suitable access has not been demonstrated and therefore not considered achievable.

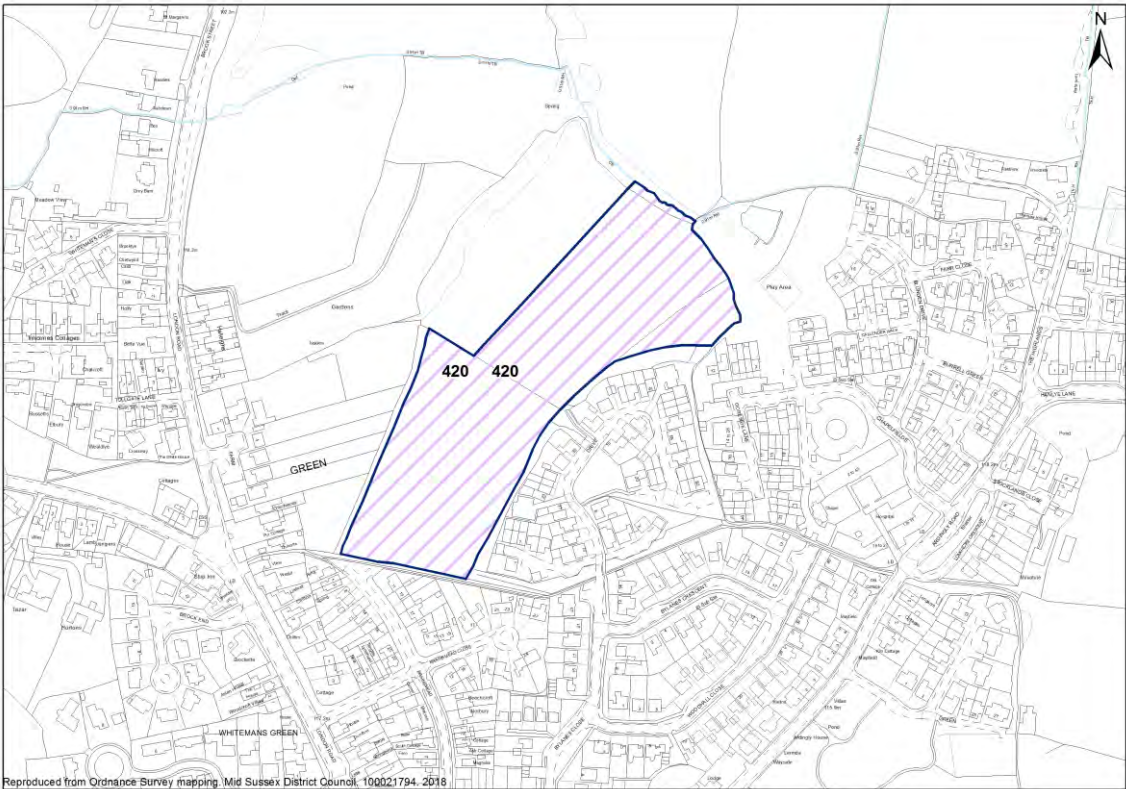
District Plan: Site Selection - Housing

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is poor
10. Train Service	Poor	
10. Public Transport	Negative	
11. Main Service Centre	Very Positive	Within 10 minutes walk
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Positive	Within 15 minutes walk

Cuckfield

ID 420 Land north of Brainsmead, Cuckfield



Site Details

Units: 93 Site Area (ha): 3.1

Part 1 - Planning Constraints

1. Landscape

Very Negative

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

Very Positive

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

3. Trees

Very Positive

The site is not affected by Ancient Woodland

4. Biodiversity

Very Positive

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

5. Listed Buildings

Very Positive

No Listed buildings on/near the site – No impact

6. Conservation Areas

Very Positive

There are no conservation areas within/close to the site – No impact

7. Archaeology

Very Positive

No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

District Plan: Site Selection - Housing

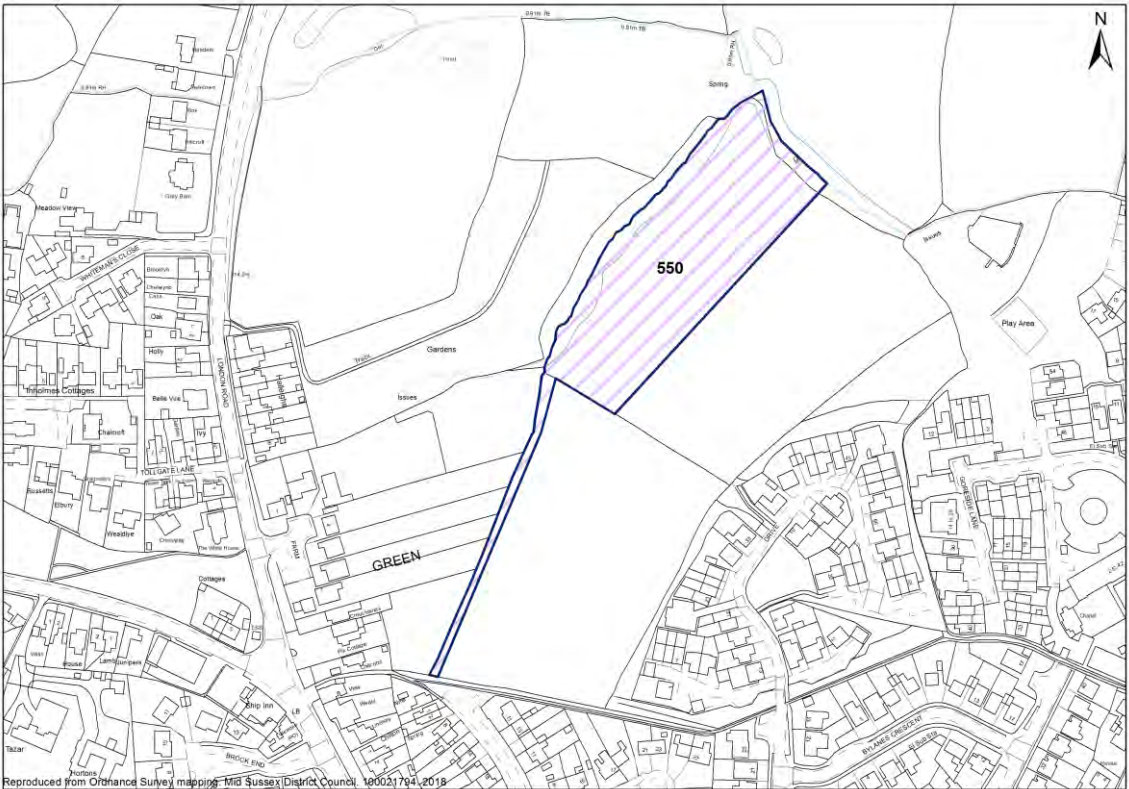
8. Availability	Positive	The site will become available for development during the plan period
9. Access	Neutral	Providing access from Brainsmead would appear to be technically achievable, however the suitability for up to 93 dwellings would need to be questioned and unlikely to be able to secure planning for this number of dwellings.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Positive	Within 15 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Positive	Within 15 minutes walk

Cuckfield

ID	550	Land east of Whitemans Green, Cuckfield
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Site Details

Units:	36	Site Area (ha):	1.17
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Part 1 - Planning Constraints

1. Landscape	Very Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site

District Plan: Site Selection - Housing

7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.
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Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
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9. Access	Very Negative	It is considered unlikely that a suitable standalone form of access could be provided from Brainsmead to serve residential development at site 550.
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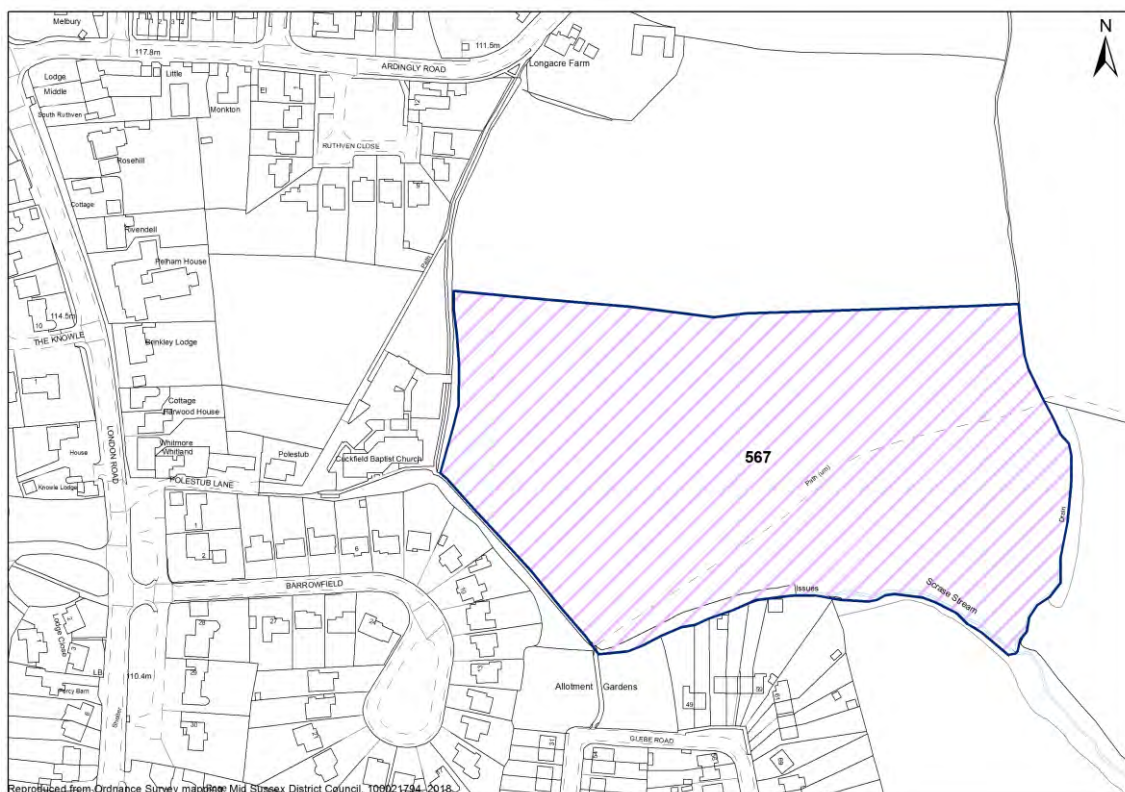
Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	

10. Public Transport	Neutral	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Positive	Within 15 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Positive	Within 15 minutes walk

Cuckfield

ID 567 Land to East of Polestub Lane, Cuckfield



Site Details

Units: 120 Site Area (ha): 3.9

Part 1 - Planning Constraints

1. Landscape	Negative	This site has substantial landscape sensitivity and moderate landscape value. This site could be visible from the surrounding countryside to the east.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	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: archaeologica

Part 2 - Deliverability Considerations

8. Availability	Negative	No arrangements in place to bring site forward. No immediate plans to do so.
9. Access	Very Negative	If suitable access is achieved from Ardingly Road (rather than Polestub Lane) for Site 227, then this development could come forward, subject to agreements between the neighbouring landowners. Independent access is not considered achievable.

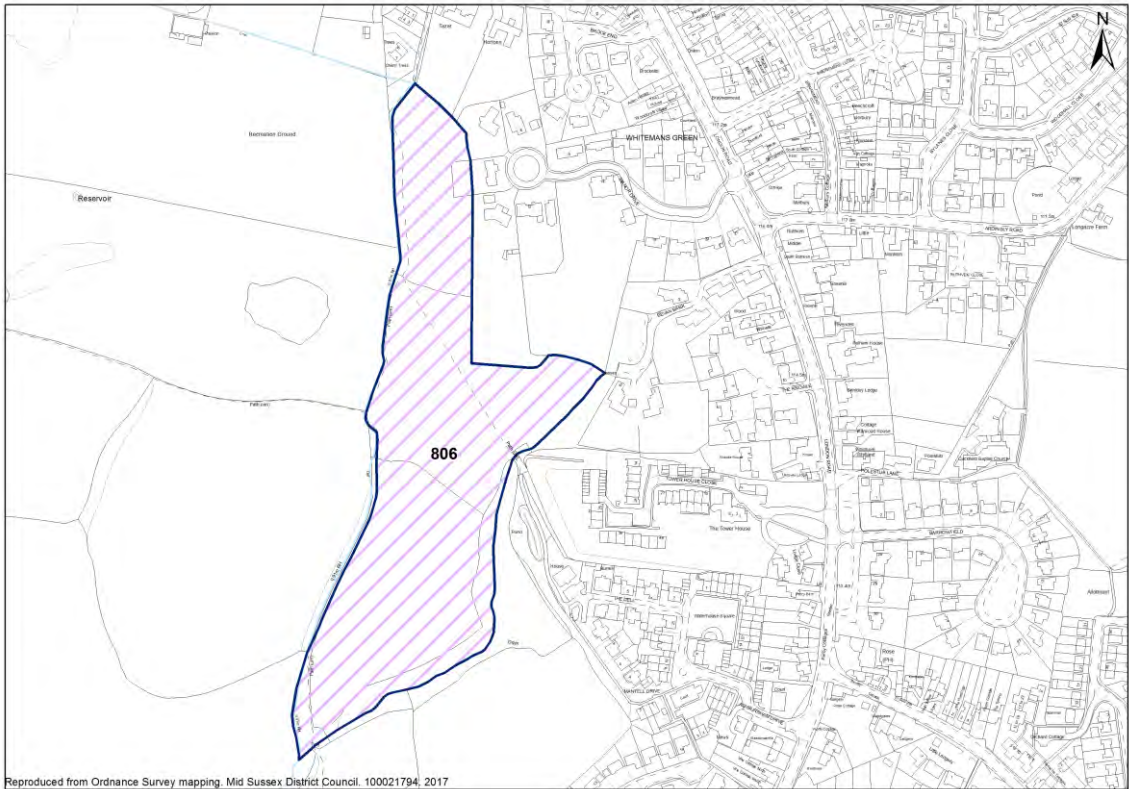
District Plan: Site Selection - Housing

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Very Positive	Within 10 minutes walk
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Positive	Within 15 minutes walk

Cuckfield

ID	806	Land West of London Road, Cuckfield
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Site Details

Units:	105	Site Area (ha):	5.0
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Part 1 - Planning Constraints

1. Landscape	Very Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Negative	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site

District Plan: Site Selection - Housing

5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Positive	Any development which impinged on the existing rural views from 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	Very Positive	Archaeological designation on/ adjacent to site. ANA to south of site.

Part 2 - Deliverability Considerations

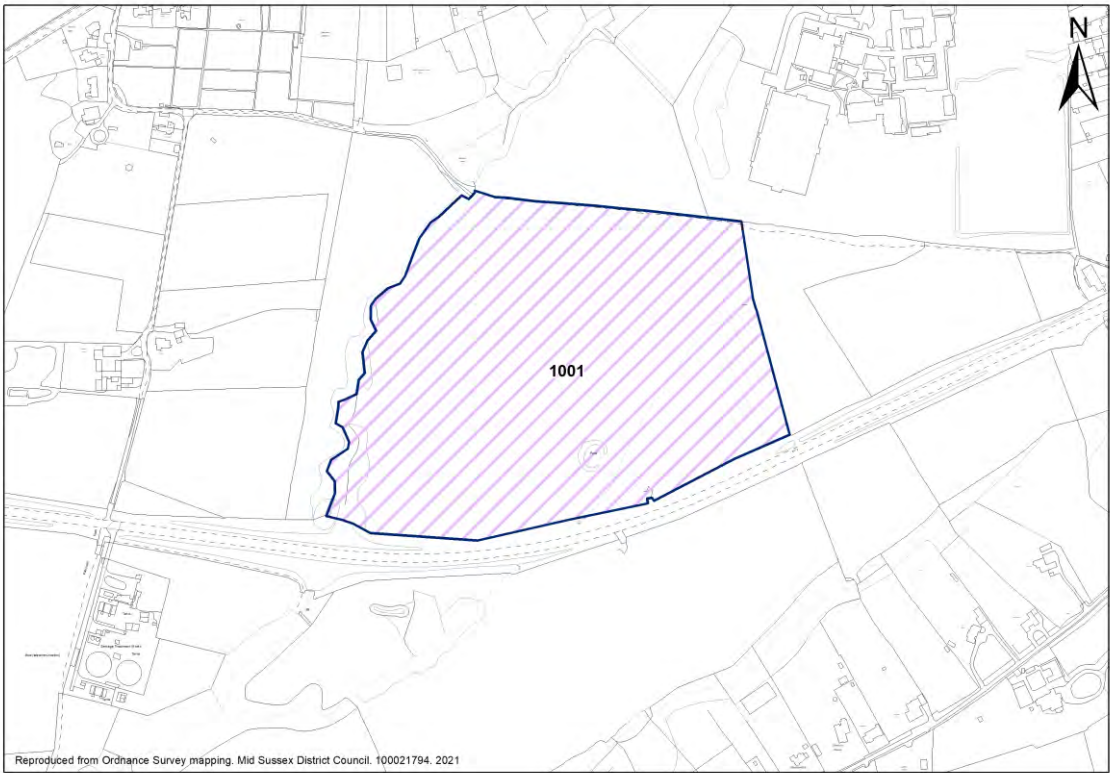
8. Availability	Negative	Outline submission by landowner with an intention to sell land on. Outline application October 2020. Access to the site is via a right of way across third party land. Need to be access agreement.
9. Access	Negative	No obvious access, other than via footpaths near east of Whitemans Green. Access to the site is via a right of way across third party land. Need to be access agreement.

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Very Positive	Within 10 minutes walk
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Cuckfield

ID 1001 Land north of A272 Cuckfield



Site Details

Units: 250 Site Area (ha): 21

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	Part of western boundary of the site is within the 15m buffer zone.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site.
5. Listed Buildings	Neutral	Potential for effects in relation to the wider setting of the cluster of listed buildings Holy Trinity Church, Cuckfield, and associated tombs Church is a grade 1 listed building. In both instances (church and tombs) the rural setting to the south of the churchyard is considered to make a strong positive contribution to the manner in which the special interest of the heritage assets is appreciated. For this reason, the impact on the currently rural setting to the south of the church and churchyard of development on the site would be harmful to the manner in which the special interest of the assets as identified above is appreciated.
6. Conservation Areas	Neutral	The Conservation Area appraisal has specifically identified the importance of the close relationship of this part of the Conservation Area with the surrounding countryside, including views to the south. Development on the site would detract significantly from the rural character of this part of the setting of the Conservation Area, and would impact on views looking south and south east from the church yard. There is also likely to be

District Plan: Site Selection - Housing

		some impact on views looking south from the rear gardens of properties to the south of Courtmead Road, although this would require further on-site assessment.
7. Archaeology	Neutral	No objection subject to archaeological assessment and mitigation. Before submission of planning application: requires Desk-Based Assessment (including Digital Terrain Modelling (DTM) LiDAR survey images) & walkover & geophysical surveys.

Part 2 - Deliverability Considerations

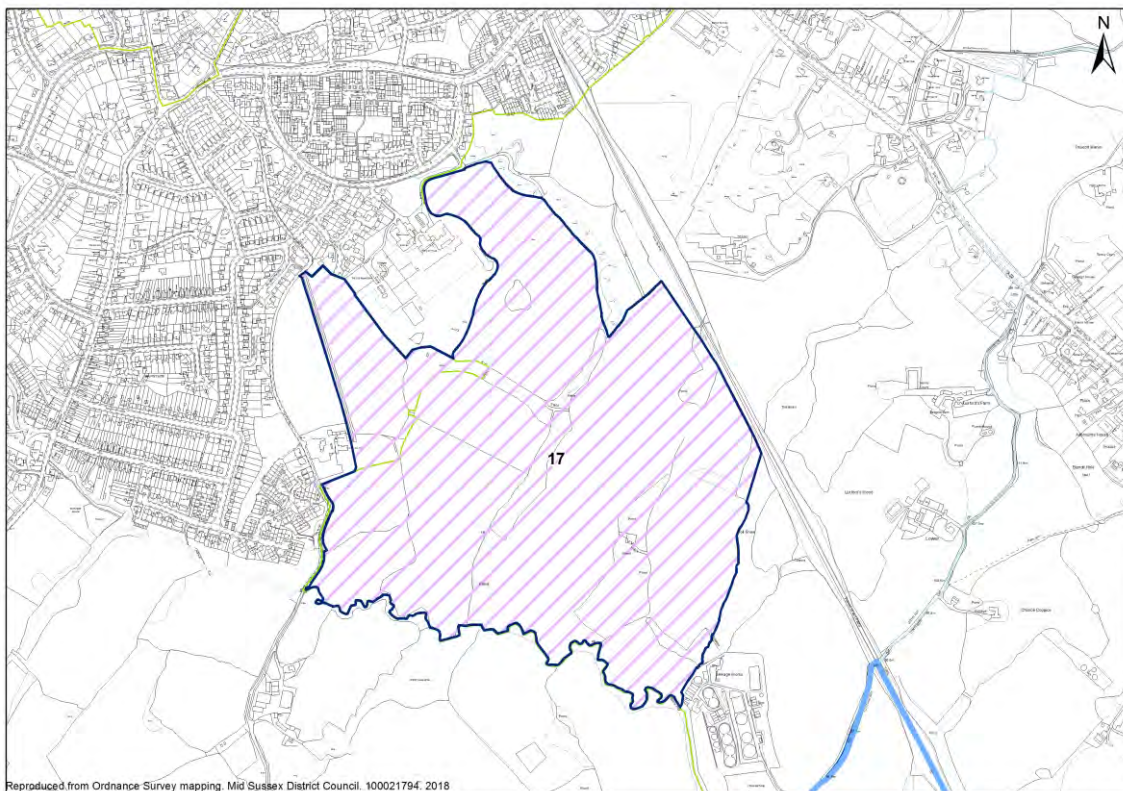
8. Availability	Very Positive	Site promoted to Site Allocations DPD Reg 18 consultation. Site is being promoted by a housebuilder. Pre -app early 2021, first completions 2023.
9. Access	Neutral	An access onto the A272 is considered to be appropriate for the site, with sufficient visibility likely to be achievable subject to vegetation being cut back. Given the size of the development, providing suitable pedestrian and cycle connectivity to local centres will also be necessary to minimise network impact and provide a sustainable development.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

East Grinstead

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



Site Details

Units: 300

Site Area (ha): 48

Part 1 - Planning Constraints

1. Landscape

Very Negative

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

Neutral

A watercourse runs north south through the site but not within a flood zone. Water course along southern boundary within

District Plan: Site Selection - Housing

		floodzone 2 and 3, although this area could be excluded from developable area.
3. Trees	Negative	There are pockets of Ancient Woodland throughout the site. Development would need to avoid these areas.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Positive	Listed building adjacent to the site. No further comments sought.
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Very Positive	Site in control of housebuilder. Pre -app Feb 2021. First completions Dec 2024.
9. Access	Positive	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.

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

East Grinstead

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



Site Details

Units: 13 Site Area (ha): 0.4

Part 1 - Planning Constraints

1. Landscape	Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No impact on archaeological asse

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
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District Plan: Site Selection - Housing

9. Access	Negative	Site approach would require improvements to accommodate further development, achievability is uncertain.
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Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Negative	Over 20 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

East Grinstead

ID 198 Land off West Hoathly Road, East Grinstead



Site Details

Units: 45 Site Area (ha): 1.8

Part 1 - Planning Constraints

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

District Plan: Site Selection - Housing

3. Trees	Neutral	Buffer runs along the south eastern boundary of the site.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Positive	Site in control of house builder. Full planning application September 2020. First Completions July 2023.
9. Access	Positive	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.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

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. Landscape	Very Positive	Site in Built Up Area
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Positive	Available for development.
9. Access	Very Positive	Safe access to site already exists

Part 3 - Sustainability / Access to Services

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is excellent
10. Train Service	Excellent	
10. Public Transport	Very Positive	
11. Main Service Centre	Very Positive	Within 10 minutes walk
12. Primary School	Neutral	Within 20 minutes walk

District Plan: Site Selection - Housing

13. Health	Very Positive	Within 10 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

East Grinstead

ID 391 88 Holtye Road, East Grinstead



Site Details

Units: 45 Site Area (ha): 0.3

Part 1 - Planning Constraints

1. Landscape	Very Positive	Not assessed. The site is within the built-up area of the town.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Negative	Advised to pursue through planning application.
9. Access	Positive	Site access could be provided for this site on Holtye Road, subject to obtaining visibility in line with DMRB standards.

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport

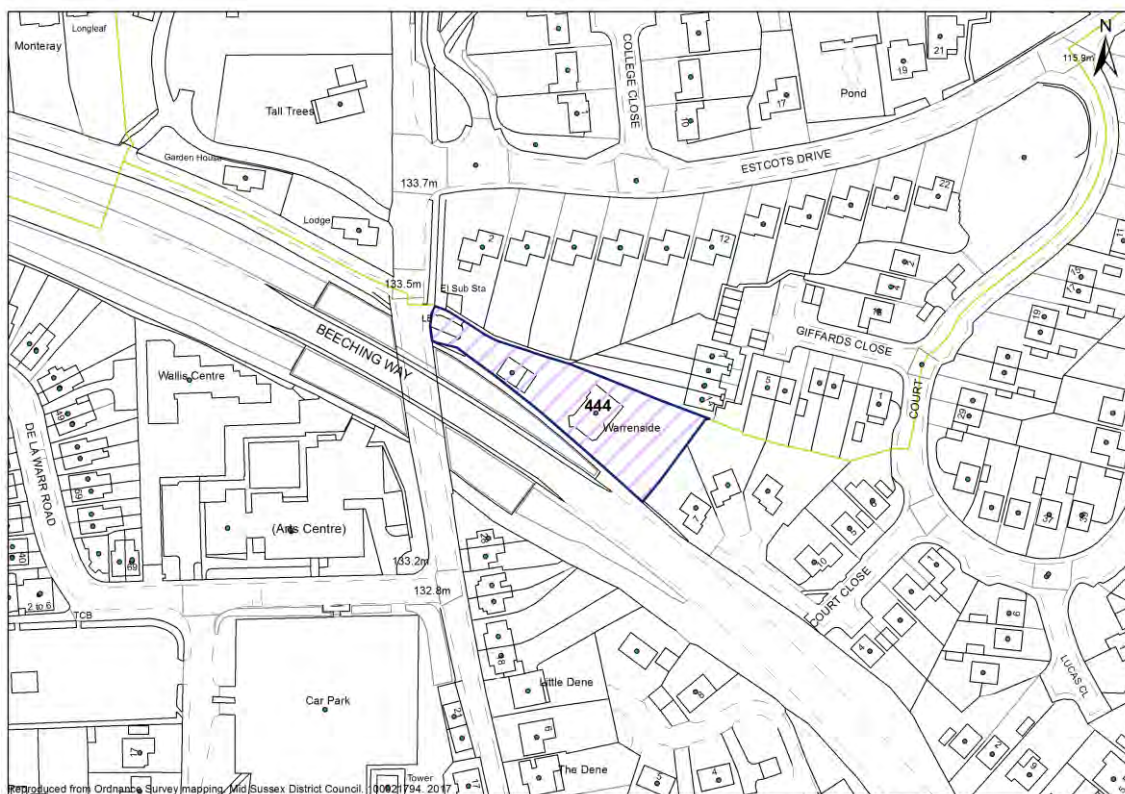
District Plan: Site Selection - Housing

12. Primary School	Positive	Within 15 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: 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. Landscape	Very Positive	Not assessed. Site is within built up area.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Negative	No developer questionnaire. Previous planning permission lapsed.
9. Access	Very Positive	Safe access to site already exists

Part 3 - Sustainability / Access to Services

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Good	
10. Public Transport	Positive	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Very Positive	Within 10 minutes walk

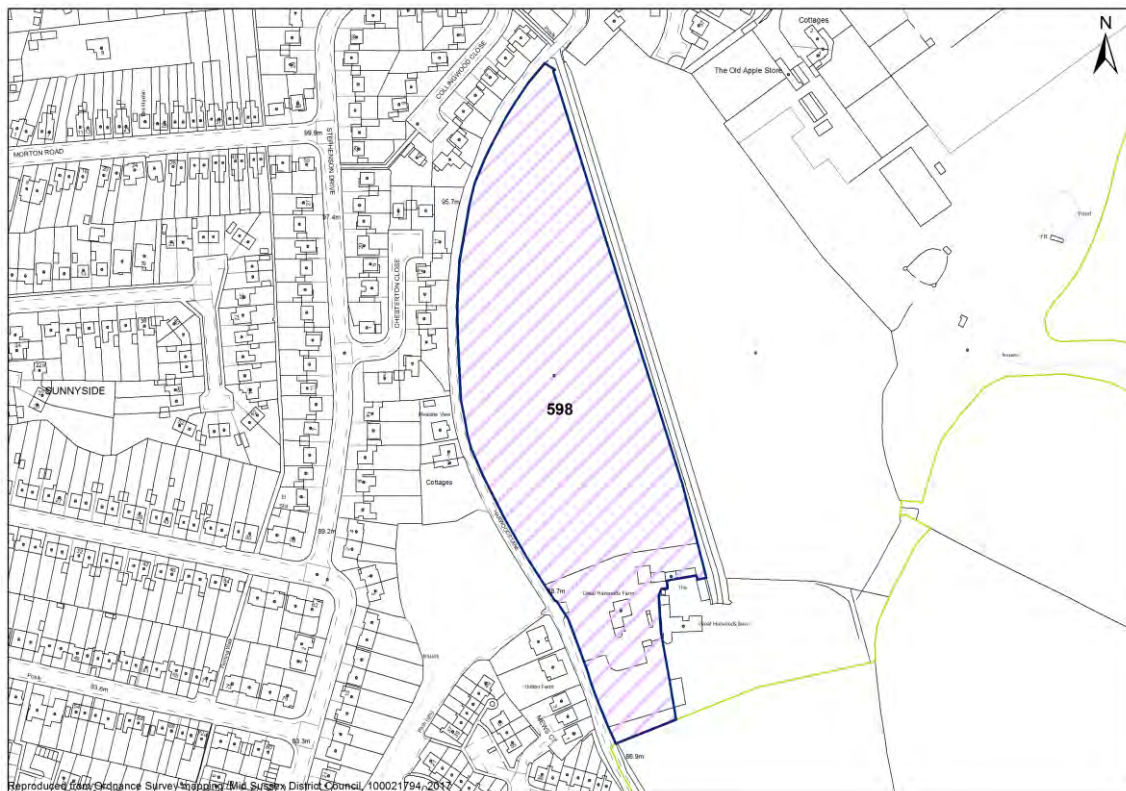
District Plan: Site Selection - Housing

13. Health	Positive	Within 15 minutes walk
14. Retail	Positive	Within 15 minutes walk

District Plan: Site Selection - Housing

East Grinstead

ID 598 Land south of Edinburgh Way, East Grinstead



Site Details

Units: 30 Site Area (ha): 2.79

Part 1 - Planning Constraints

1. Landscape	Very Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Positive	Further comments sought.
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	Southern quarter of site covered by ANA. Archaeological designation on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
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District Plan: Site Selection - Housing

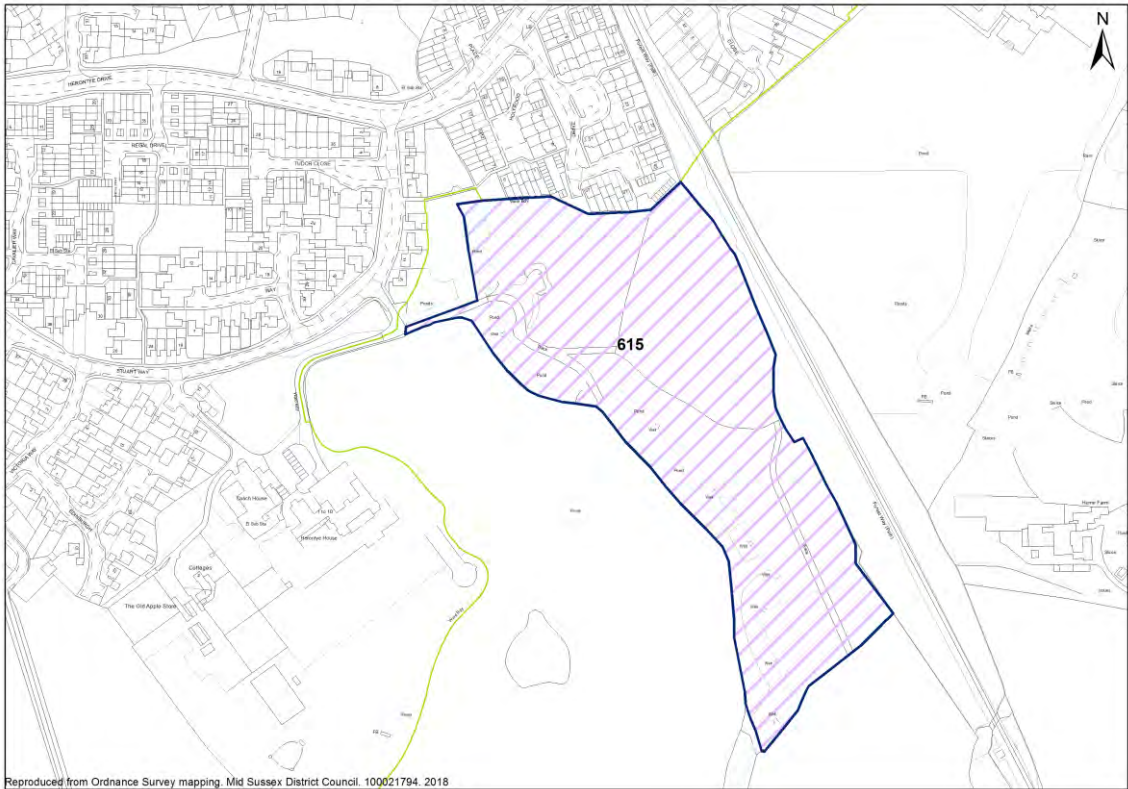
9. Access	Negative	Safe access is unavailable or affected by severe limitations/ restrictions. The site is likely to be accessed from Harwoods Lane which is rural in character. Further evidence required to demonstrate suitable access can be provided.
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Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Fair	
10. Public Transport	Positive	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Positive	Within 15 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Positive	Within 15 minutes walk

East Grinstead

ID 615 Land east of Stuart Way, East Grinstead



Site Details

Units: 150 Site Area (ha): 5.2

Part 1 - Planning Constraints

1. Landscape

Very Negative

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

Very Positive

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

3. Trees

Very Negative

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. Biodiversity

Very Positive

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

5. Listed Buildings

Very Positive

There are no listed buildings within or adjacent to the site

District Plan: Site Selection - Housing

6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designation on/ adjacent to site.

Part 2 - Deliverability Considerations

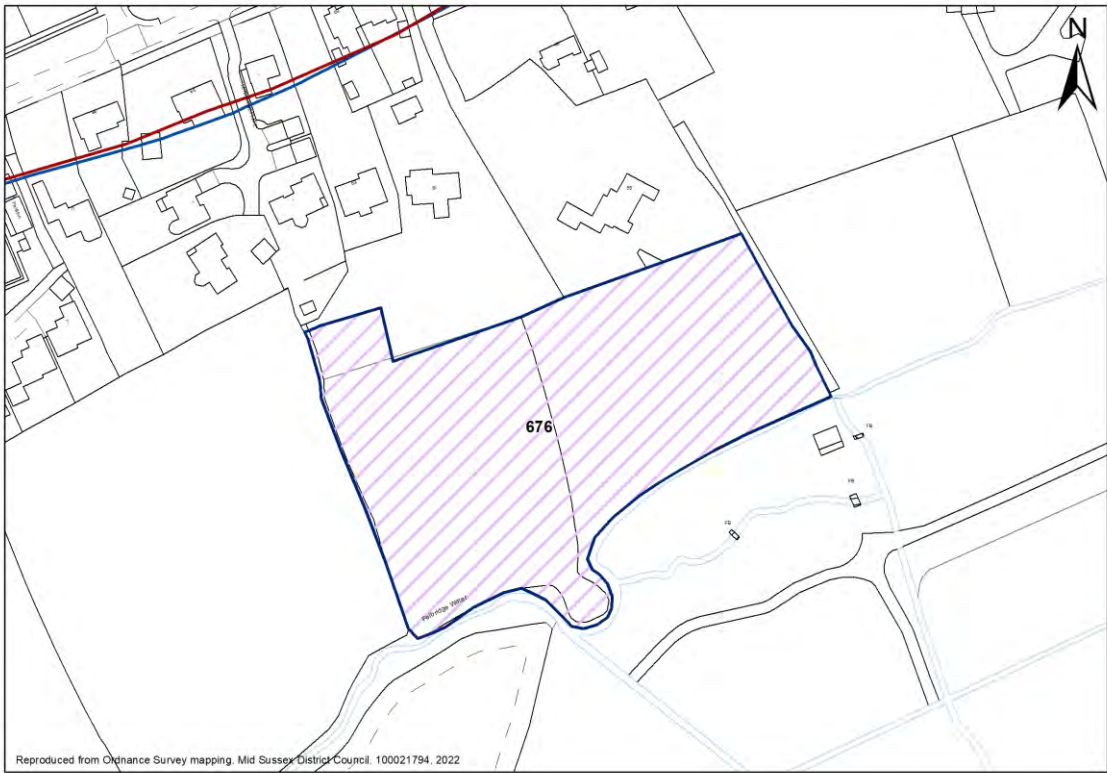
8. Availability	Negative	Not in control of housebuilder, no agent promoting. No anticipated timescale for delivery.
9. Access	Very Negative	Safe access is unavailable or affected by severe limitations/ restrictions. Restricted by ancient woodland/ topography, water features.

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Positive	Within 15 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

East Grinstead

ID 676 Land south of 61 Crawley Down Road, Felbridge



Site Details

Units: 20 Site Area (ha): 117

Part 1 - Planning Constraints

1. Landscape	Neutral	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
2. Flood Risk	Neutral	Very small area on the south western corner of the site.
3. Trees	Neutral	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	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 cover

Part 2 - Deliverability Considerations

8. Availability	Very Positive	Site in control of housebuilder.
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rd party land (agreement in

District Plan: Site Selection - Housing

place).Site approach would require improvements to accommodate further development, which could be achieved

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

District Plan: Site Selection - Housing

East Grinstead

ID **727** **Overshaw Cottage, Lewes Road, East Grinstead**



Site Details

Units: **9** Site Area (ha): **0.18**

Part 1 - Planning Constraints

1. Landscape	Very Positive	Not assessed. Site is within built up area of town.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No Archaeological designation on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Negative	Promotion of site speculative, appears no agreement from land owner.
9. Access	Very Positive	Safe access to site already exists

Part 3 - Sustainability / Access to Services

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport

District Plan: Site Selection - Housing

12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

East Grinstead

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



Site Details

Units: 5 Site Area (ha): 0.42

Part 1 - Planning Constraints

1. Landscape	Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site

District Plan: Site Selection - Housing

5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No Archaeological designation on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Positive	Safe access is not available but potential exists to easily gain access

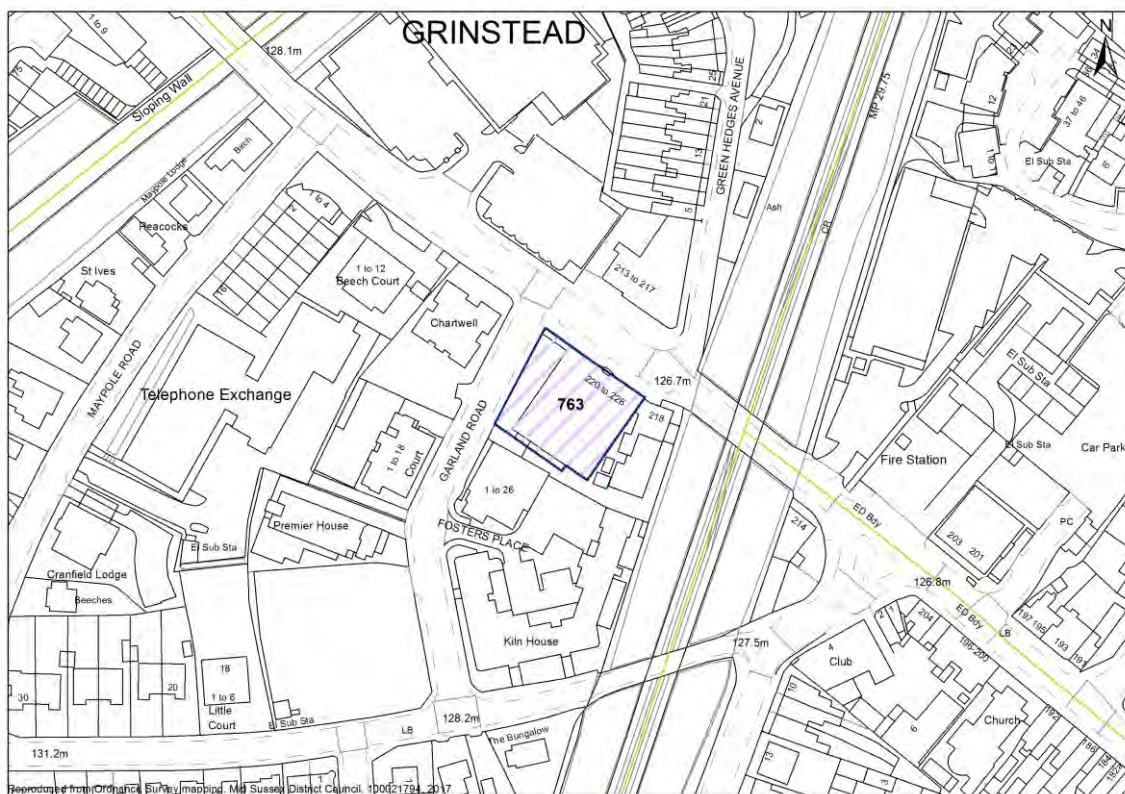
Part 3 - Sustainability / Access to Services

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is excellent
10. Train Service	Excellent	
10. Public Transport	Very Positive	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: 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. Landscape	Very Positive	Not assessed. The site is within built up area.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No Archaeological designation on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Positive	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.
9. Access	Very Positive	Safe access to site already exists

Part 3 - Sustainability / Access to Services

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is excellent
10. Train Service	Excellent	
10. Public Transport	Very Positive	

District Plan: Site Selection - Housing

11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

East Grinstead

ID 846 Cedar Lodge, Hackenden Lane, East Grinstead



Site Details

Units: 8 Site Area (ha): 0.5

Part 1 - Planning Constraints

1. Landscape	Very Positive	Not assessed. Residential property on edge of built up area.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	Ancient woodland is adjacent to the east
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No Archaeological designation on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Negative	No DQ. Recent appeal decision not deliverable
9. Access	Positive	Safe access is not available but potential exists to easily gain access

Part 3 - Sustainability / Access to Services

10. Bus Service	Poor	Access to Public Transport and/or frequency of Public Transport in this location is poor
10. Train Service	Poor	
10. Public Transport	Negative	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport

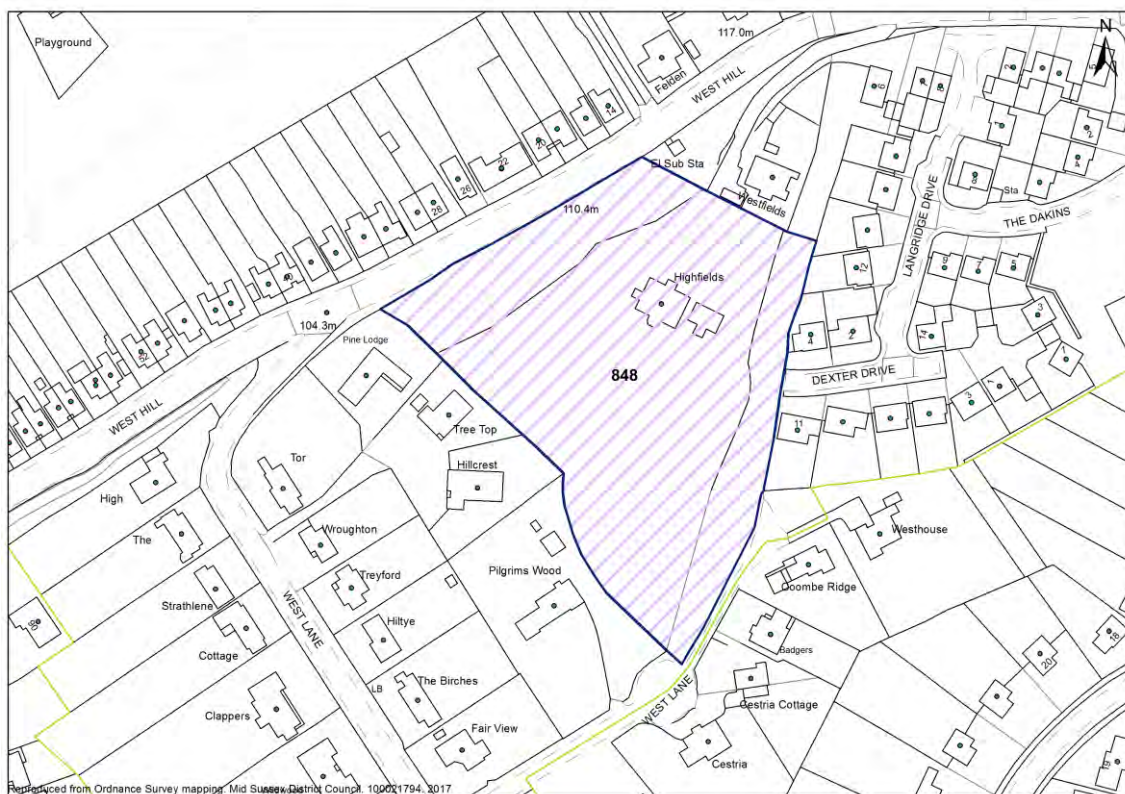
District Plan: Site Selection - Housing

12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

East Grinstead

ID 848 Highfields, West Hill, East Grinstead



Site Details

Units: 15 Site Area (ha): 1.2

Part 1 - Planning Constraints

1. Landscape	Very Positive	Not assessed. Site within the built up area.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No Archaeological designation on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Negative	Promoter appears to be speculative, without landowners knowledge.
9. Access	Very Negative	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.

Part 3 - Sustainability / Access to Services

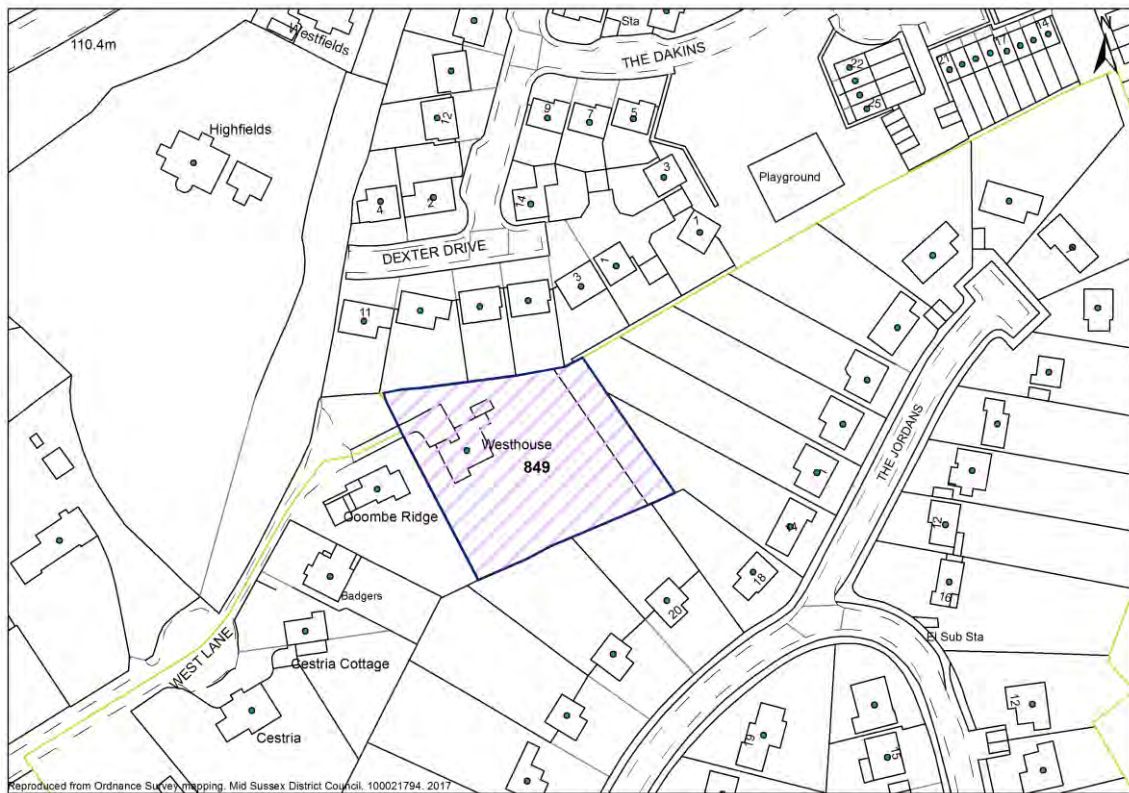
District Plan: Site Selection - Housing

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Good	
10. Public Transport	Positive	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Positive	Within 15 minutes walk

District Plan: 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. Landscape	Very Positive	Not assessed site in built up area.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No Archaeological designation on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Negative	Promoter appears to be speculative, without landowners knowledge.
9. Access	Neutral	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.

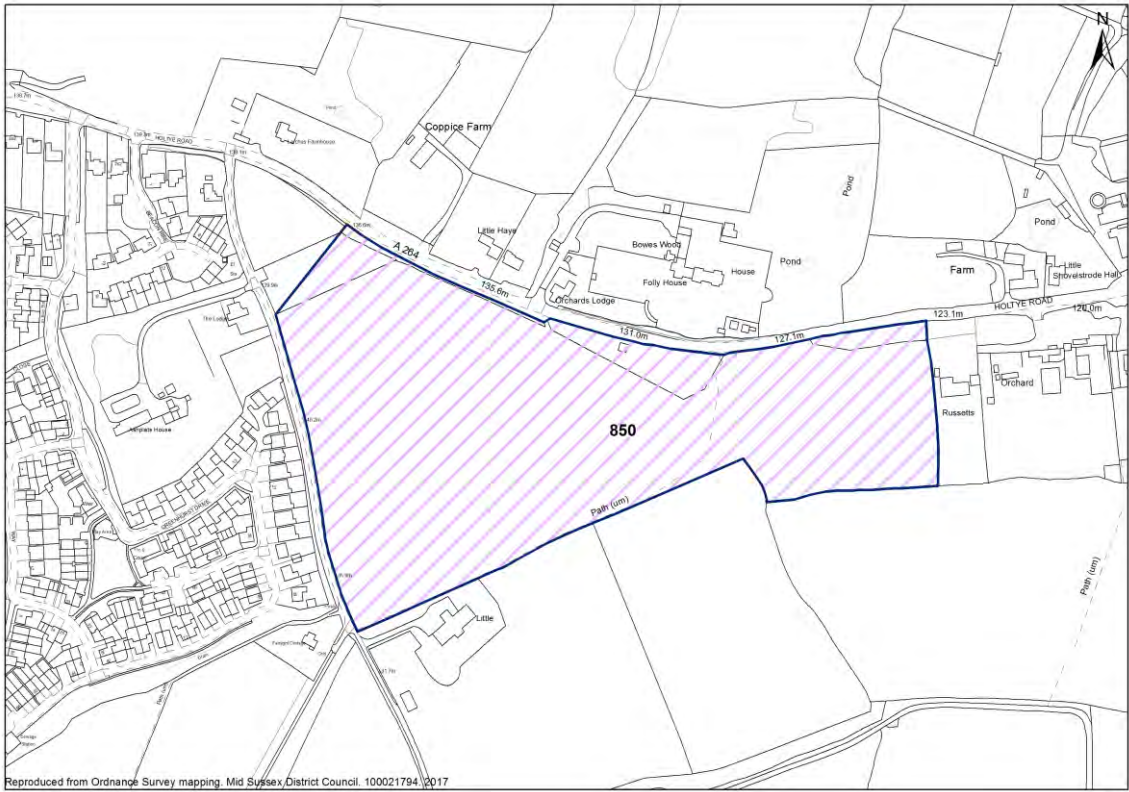
Part 3 - Sustainability / Access to Services

District Plan: Site Selection - Housing

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Good	
10. Public Transport	Positive	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Positive	Within 15 minutes walk

East Grinstead

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



Site Details

Units: 150 Site Area (ha): 6.7

Part 1 - Planning Constraints

1. Landscape	Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Positive	Listed building across the road from the site. No further comments sought.
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No Archaeological designation on/ adjacent to site.

District Plan: Site Selection - Housing

Part 2 - Deliverability Considerations

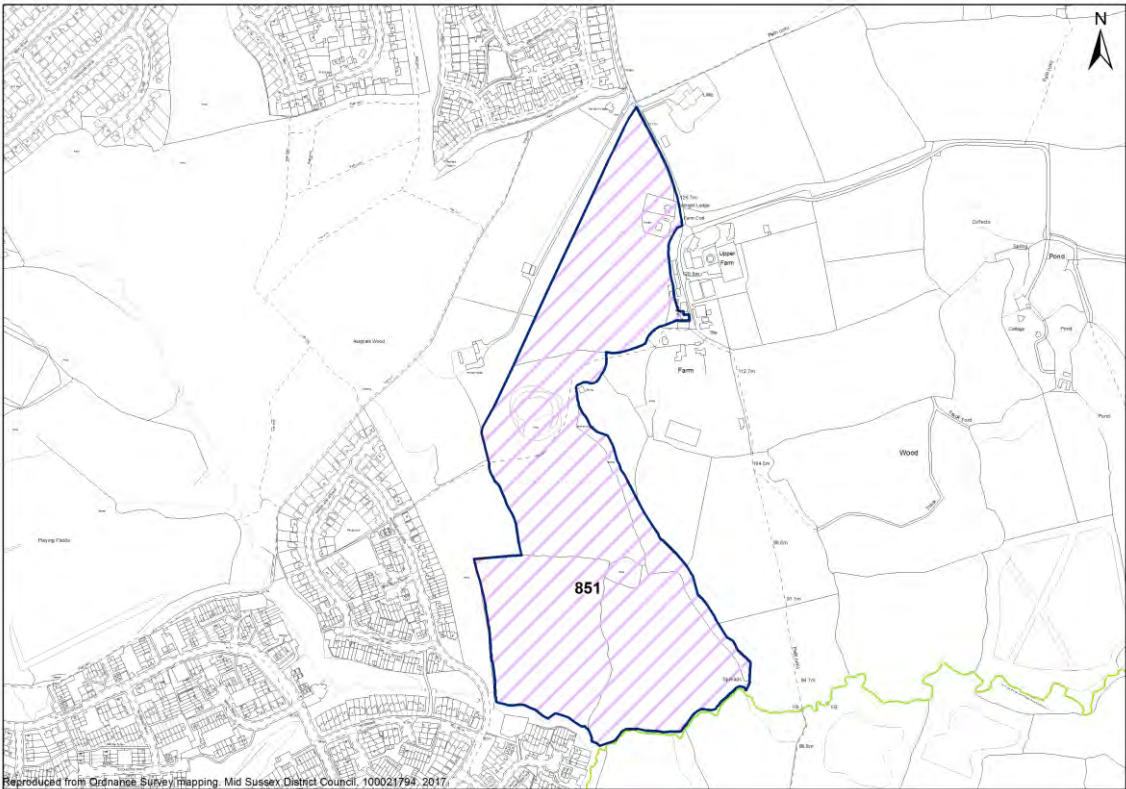
8. Availability	Positive	Promoted by developer (2017). The site will become available for development during the plan period.
9. Access	Very Positive	Safe access to site already exists

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

East Grinstead

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

Units:	150	Site Area (ha):	13.6
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Part 1 - Planning Constraints

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

District Plan: Site Selection - Housing

3. Trees	Negative	Areas of Ancient Woodland along the eastern side of the site. Other site boundaries covered by Ancient Woodland buffer area.
4. Biodiversity	Neutral	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 lies 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. 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.
5. Listed Buildings	Positive	Grade II listed building to the east of site. Listed buildings are present on/within proximity of the site, Less than substantial harm – Low impact.
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No The site will become available for development during the plan period

Part 2 - Deliverability Considerations

8. Availability	Negative	No Developer Questionnaire. Promotion appears to be speculative without landowner knowledge.
9. Access	Neutral	A review of the structural feature is required to determine whether a suitable access can be provided in this location.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only (greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

District Plan: Site Selection - Housing

East Grinstead

ID 961 1-5 Queens Walk and 22-26 London Road, East Grinstead



Site Details

Units: 100 Site Area (ha): 0.35

Part 1 - Planning Constraints

1. Landscape	Very Positive	Site in Built up area
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Sit
5. Listed Buildings	Positive	The site lies directly north of a cluster of listed buildings at the historic core of the town at the western extent of High Street, though site lines may be limited by existing structures. Nearest Listed Building West Street Baptist Church subject to design potential to enhance the setting.
6. Conservation Areas	Positive	The site is adjacent to the East Grinstead Conservation Area. Subject to detailed design consideration potential for enhancement.
7. Archaeology	Very Positive	Archaeological assessment and mitigation not required.

Part 2 - Deliverability Considerations

8. Availability	Positive	Site promoted to Site Allocations DPD Regulation 18 consultation. Site not yet in control of a housebuilder and no timeframe for delivery.
9. Access	Positive	A new access is likley to be required to serve a redeveloped site

District Plan: Site Selection - Housing

Part 3 - Sustainability / Access to Services

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is excellent
10. Train Service	Excellent	
10. Public Transport	Very Positive	
11. Main Service Centre	Very Positive	Within 10 minutes walk
12. Primary School	Positive	Within 15 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

East Grinstead

ID 998 Old Court House, Blackwell Hollow, East Grinstead



Site Details

Units: 12 Site Area (ha): 0.24

Part 1 - Planning Constraints

1. Landscape	Negative	Adjacent to built up area. This site is adjacent to the strategic East Court & Ashhplats Wood SANG. Will need to consider the SANG objectives and management.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Positive	The Estcots and East Court Conservation Area is nearby and could have potential to be affected by development at the site.
7. Archaeology	Very Positive	Archaeological assessment and mitigation not required.

Part 2 - Deliverability Considerations

8. Availability	Positive	Site promoted to Site Allocations DPD regulation 18 consultation. No developer questionnaire returned.
9. Access	Very Positive	Safe access to site already exists

Part 3 - Sustainability / Access to Services

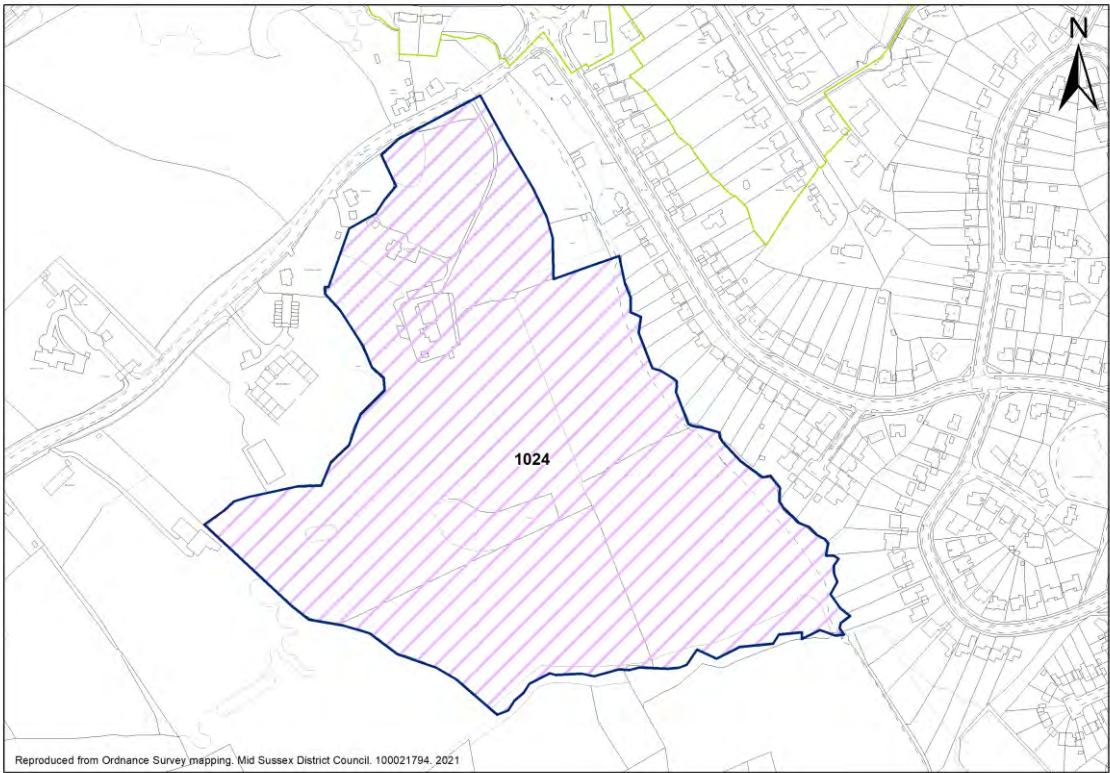
10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Good	

District Plan: Site Selection - Housing

10. Public Transport	Positive	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Positive	Within 15 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Positive	Within 15 minutes walk

East Grinstead

ID 1024 Land at Brook House Farm, Turners Hill RoadEast Grinstead



Site Details

Units: 120 Site Area (ha): 12

Part 1 - Planning Constraints

1. Landscape	Very Negative	Major development in the AONB with no identified exceptional circumstances.
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Neutral	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved.
4. Biodiversity	Very Positive	site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Positive	Site access exists and minor improvements are required to provide a suitable and safe site approach

Part 3 - Sustainability / Access to Services

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Good	
10. Public Transport	Positive	

District Plan: Site Selection - Housing

11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

District Plan: Site Selection - Housing

East Grinstead

ID 1027 Land to north of Day Nursery Coombe Hill Road, East Grinstead



Site Details

Units: 5 Site Area (ha): 0.50

Part 1 - Planning Constraints

1. Landscape	Neutral	Low impact on the AONB.
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway

Part 3 - Sustainability / Access to Services

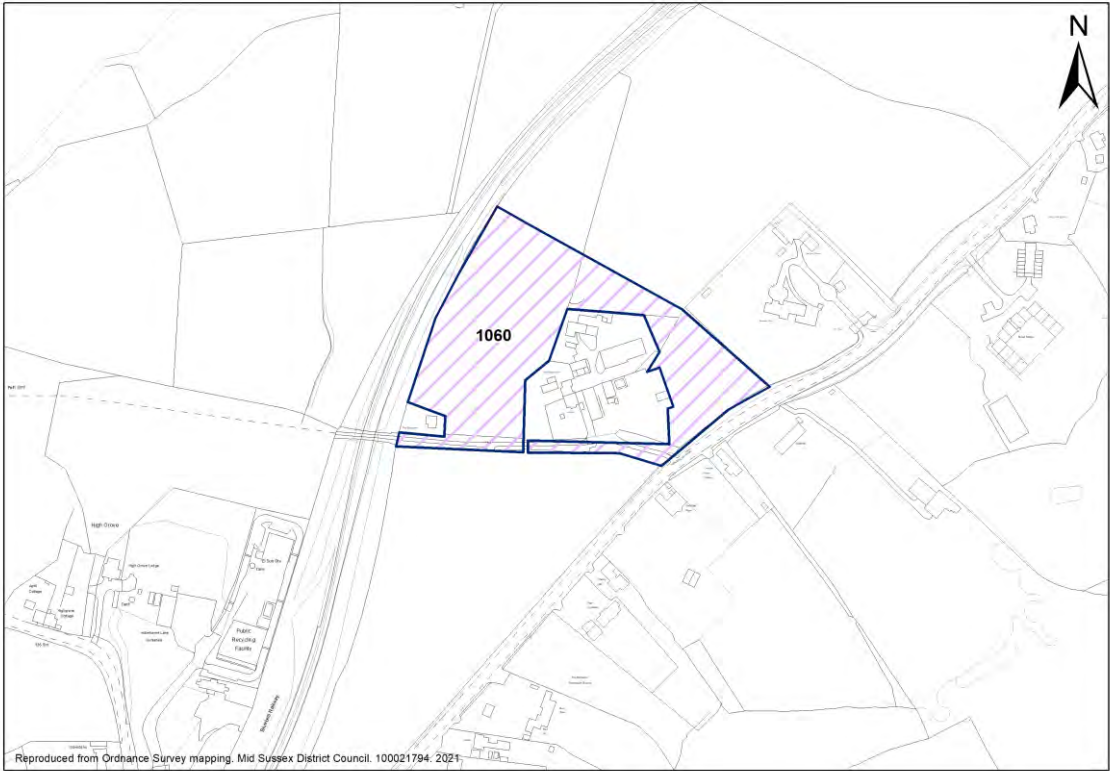
10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is excellent
10. Train Service	Fair	
10. Public Transport	Very Positive	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

13. Health	Positive	Within 15 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

East Grinstead

ID	1060	Land north of Hill Place Farm Buildings, Turners Hill Road, East Grinstead
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Site Details

Units:	20	Site Area (ha):	2.40
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Part 1 - Planning Constraints

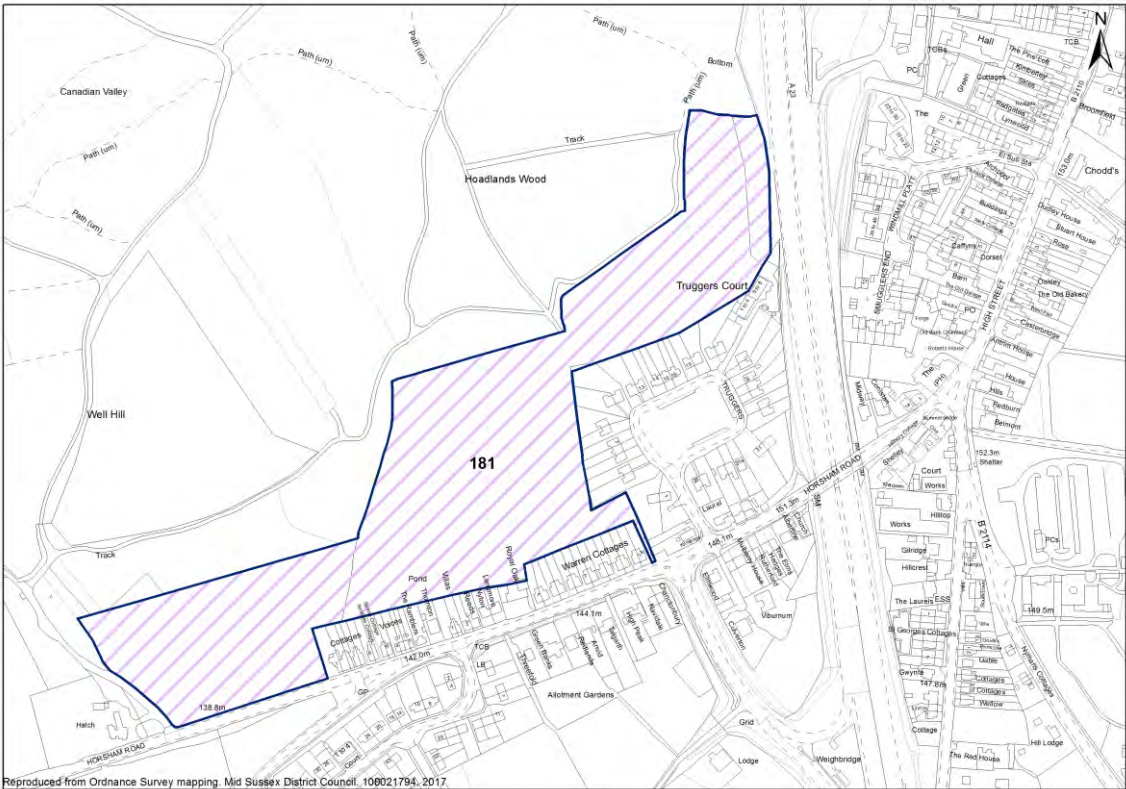
1. Landscape	Neutral	Medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Negative	<p>Listed buildings are present on/within proximity of the site, Less than substantial harm – High impact. Hill Place (Grade II) The proposed development site, which is currently open fields, completely encircles Hill Place (Grade II) and former farmstead. Development on the site would fundamentally alter its character, which would become suburbanised. This would have a very significant negative impact on the setting of the listed farmhouse and historic farmstead, including (it is likely) views of and from the buildings, and the character of the approach to the buildings along the PROW to the south, and the contribution which this makes to the special interest of the farmhouse and any curtilage listed buildings and how this is appreciated.NPPF: Less than substantial, high.</p> <p>Imberhorne Viaduct: The introduction of development relatively close to the base of the viaduct may have some detrimental impact on the contribution which the currently semi rural setting within which it is viewed makes to its special interest. The extent of these impacts are however likely to be limited by the distance between the site and the viaduct and by partial screening of the site in views from the track by trees along its length. NPPF: Less</p>

District Plan: Site Selection - Housing

		than substantial, low.
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No impact on archaeological asset
Part 2 - Deliverability Considerations		
8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rd party land (agreement in place).
Part 3 - Sustainability / Access to Services		
10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Good	
10. Public Transport	Positive	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

Handcross

ID 181 Land west of Truggers, Handcross



Site Details

Units: 125 Site Area (ha): 6.64

Part 1 - Planning Constraints

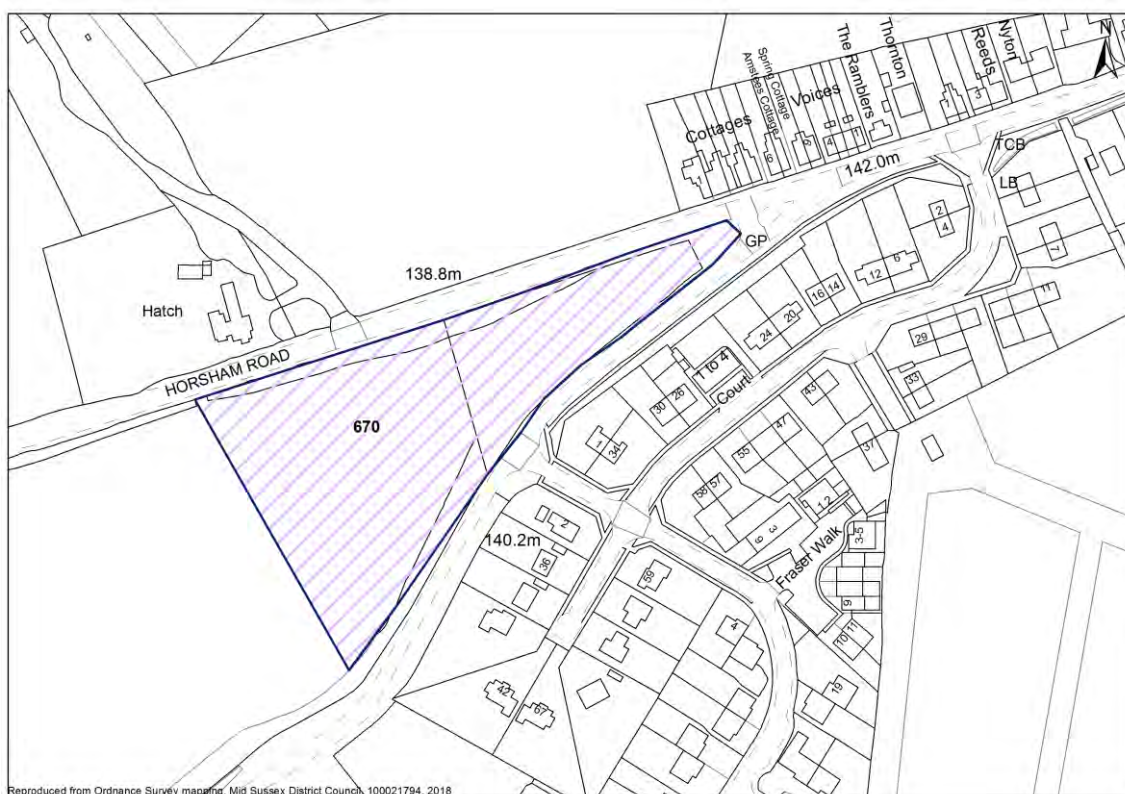
1. Landscape	Very Negative	High impact on AONB due to scale of development, loss of medieval field systems and potential impact on Ancient Woodland. Gently sloping from east down to the west. Small pond at south end of central field. Site wraps around development along Horsham Road which comprises linear 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. Significant scale of development for size of existing 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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved.

District Plan: Site Selection - Housing

4. Biodiversity	Negative	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 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	Neutral	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 Areas	Very Positive	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	Very Positive	No impact on archaeological asse
Part 2 - Deliverability Considerations		
8. Availability	Positive	The site will become available for development during the plan periodLand promotion agreement in place. Part of site could be set aside for CLT.
9. Access	Neutral	Site approach would require improvements to accommodate further development, which could be achieved
Part 3 - Sustainability / Access to Services		
10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Handcross

ID 670 Land at Coos Lane, Horsham Road, Handcross



Site Details

Units: 35 Site Area (ha): 1.2

Part 1 - Planning Constraints

1. Landscape	Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Negative	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	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	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

District Plan: Site Selection - Housing

located further east; (b) The site lies on a sandstone ridge ,

Part 2 - Deliverability Considerations

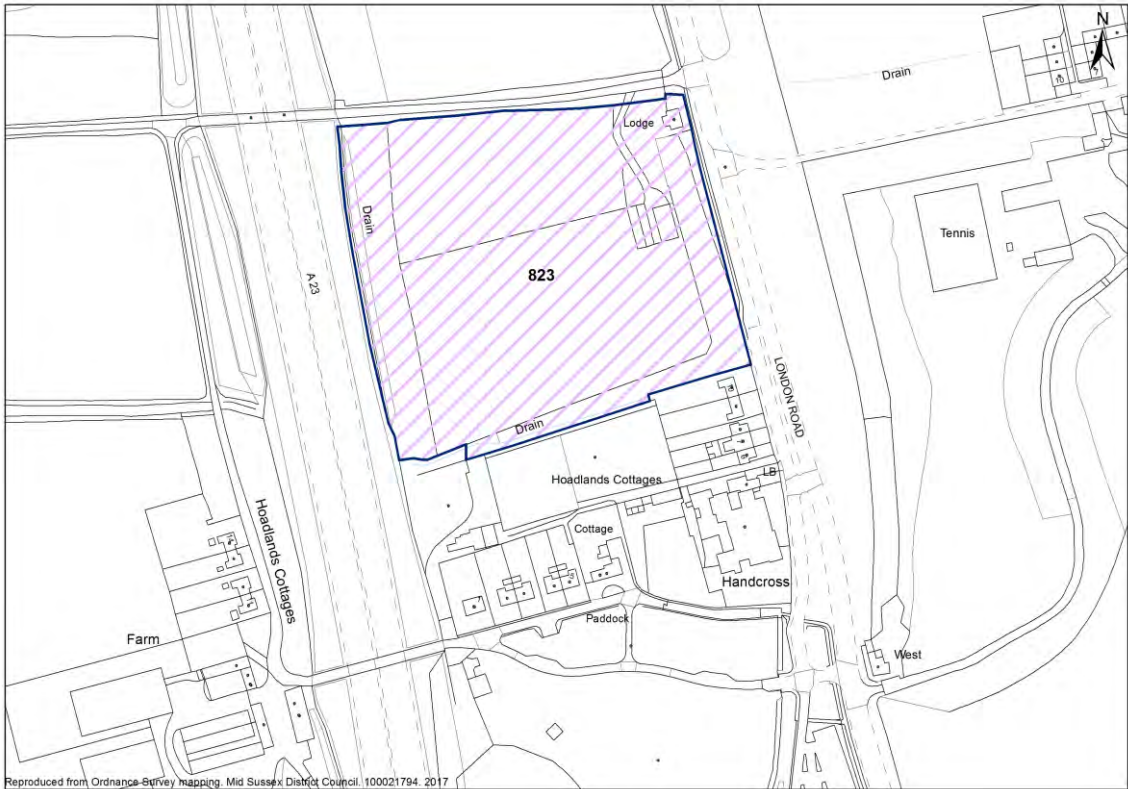
8. Availability	Positive	No housebuilder but planning agent acting. Likely to sell site following allocation or permission. Planning application to follow allocation.
9. Access	Positive	Access could be gained from Coos Lane or Horsham Road.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Handcross

ID 823 Land at Hyde Lodge, London Road, Handcross



Site Details

Units: 65 Site Area (ha): 3.0

Part 1 - Planning Constraints

1. Landscape	Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Negative	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.

District Plan: Site Selection - Housing

5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No known archaeology on or immediately adjacent.

Part 2 - Deliverability Considerations

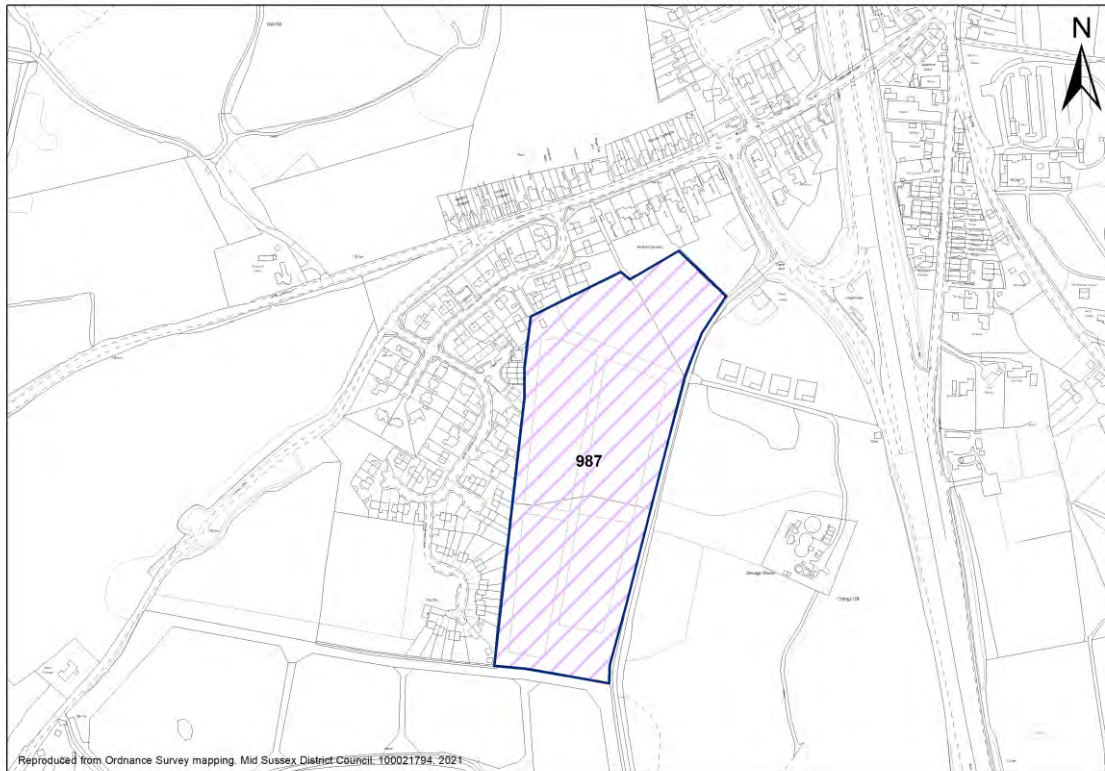
8. Availability	Positive	Promotion agreement in place. Obtain planning permission and then sell to a house builder.
9. Access	Positive	Access could be gained from London Road.

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Positive	Within 15 minutes walk

Handcross

ID 987 Land to the West of Park Road Handcross



Site Details

Units: 80 Site Area (ha): 5.2

Part 1 - Planning Constraints

1. Landscape	Very Negative	High impact on AONB due to loss of woodland. Elevated site, no mapped watercourses. Modern residential development to west and north. More substantial woodland to the east up to A23 and fields to the south. Scale of development substantial for a medium sized village. Historic PROW (Park Road) on the eastern boundary. Most of the site comprises woodland. The northern part is registered as conifer woodland in the National Forest Inventory. The south-western part is registered as broadleaved woodland in the National Forest Inventory. The south-eastern part is priority habitat (deciduous woodland). Not identified as a field on Historic Landscape Characterisation. Originally part of Slaugham Park. Will be views of site from PROW. Distance of views currently limited by woodland on the site.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	No objection subject to archaeological assessment and mitigation. Before submission of planning application: requires Desk-Based Assessment (including Digital Terrain Modelling

District Plan: Site Selection - Housing

(DTM) LiDAR images) & walkover survey.

Part 2 - Deliverability Considerations

8. Availability

Very Positive

Site in control of house builder.

9. Access

Neutral

This access would need to be upgraded from its current form to accommodate additional development traffic turning to and from the B2110. It is considered that this could be achieved, however traffic speeds, visibility and land ownership considerations require further assessment. Cycle and pedestrian facilities will need to be provided along the B2110. comments required

Part 3 - Sustainability / Access to Services

10. Bus Service

Fair

Access to Public Transport and/or frequency of Public Transport in this location is fair

10. Train Service

Poor

10. Public Transport

Neutral

11. Main Service Centre

Negative

Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)

12. Primary School

Negative

Over 20 minutes walk

13. Health

Neutral

Within 20 minutes walk

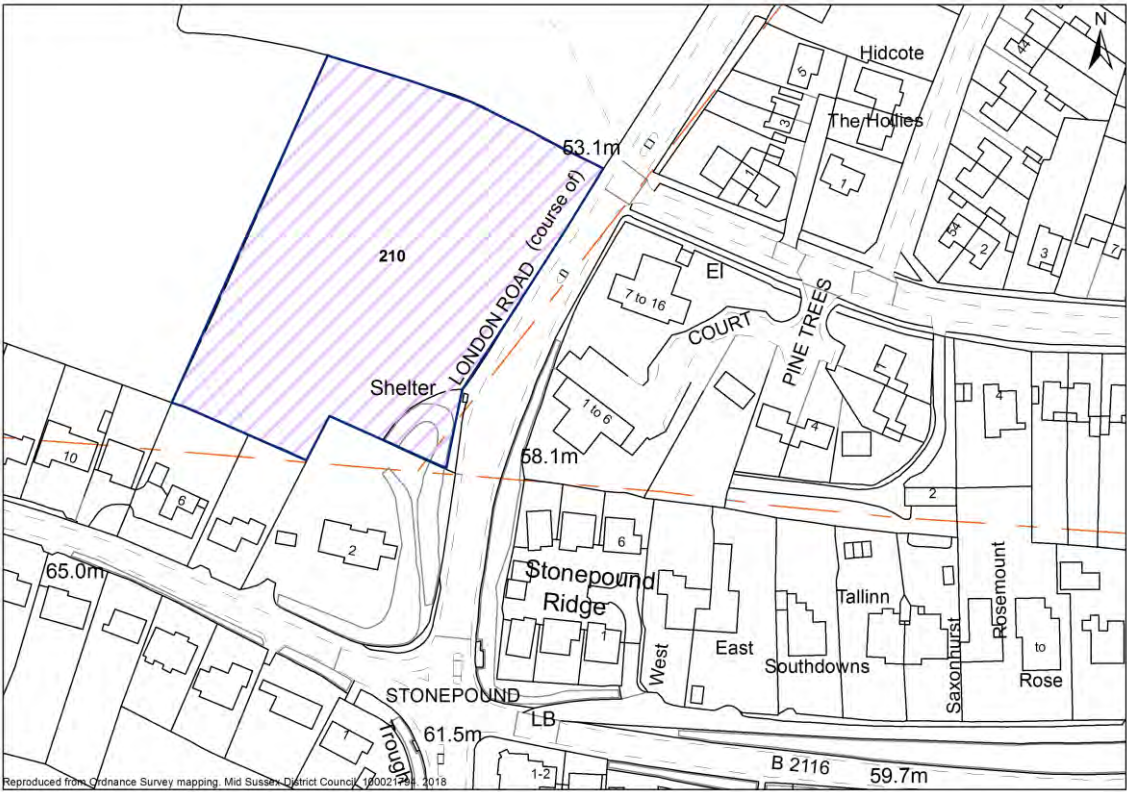
14. Retail

Positive

Within 15 minutes walk

Hassocks

ID	210	Land rear of 2 Hurst Road (Land opposite Stanford Avenue) Hassocks
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Site Details

Units:	25	Site Area (ha):	0.93
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Part 1 - Planning Constraints

1. Landscape	Neutral	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. Medium/high potential for change in landscape terms
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	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

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is in control of a housebuilder.
9. Access	Neutral	Site approach would require improvements to accommodate further development, which could be achieved.

District Plan: Site Selection - Housing

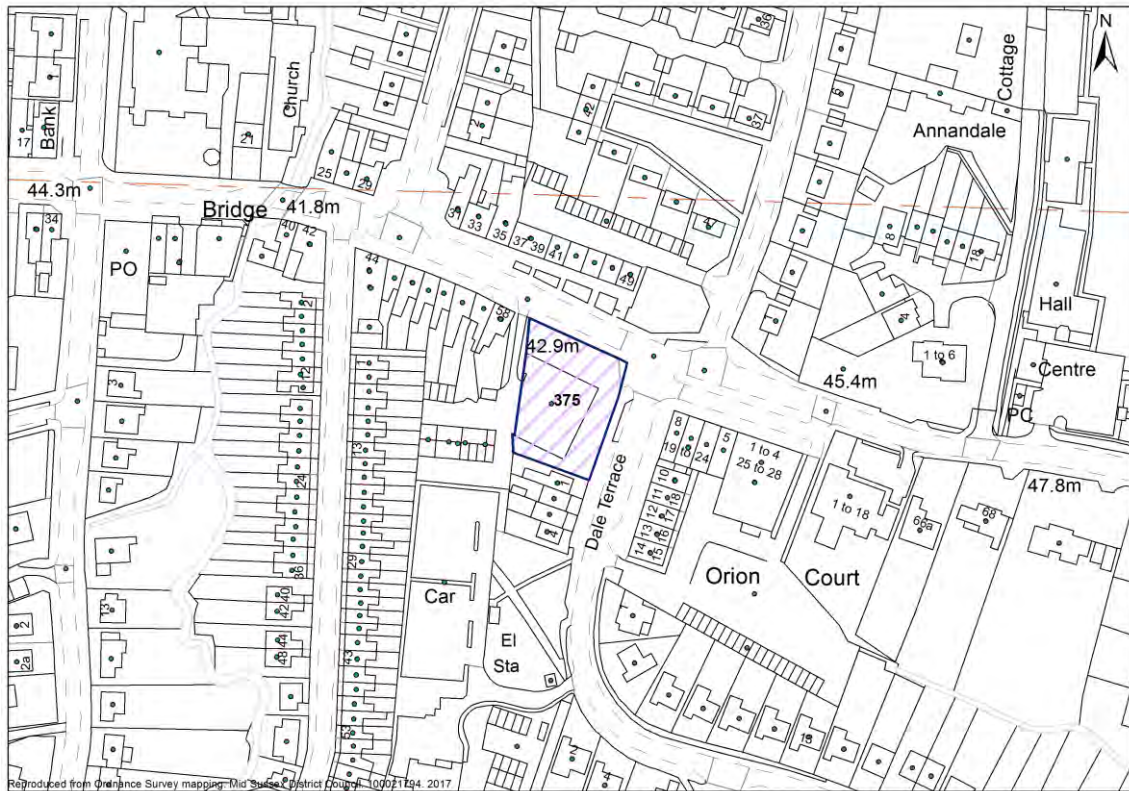
Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Excellent	
10. Public Transport	Positive	
11. Main Service Centre	Very Positive	Within 10 minutes walk
12. Primary School	Positive	Within 15 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: 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. Landscape	Very Positive	Not assessed. Site is within built up area.
2. Flood Risk	Negative	The site is partially within an area of flood zone 2/3
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	Approximately half the site is covered by an ANA. Archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Negative	Agents have stated current occupiers are not looking to close business.
9. Access	Very Positive	Safe access to site already exists

Part 3 - Sustainability / Access to Services

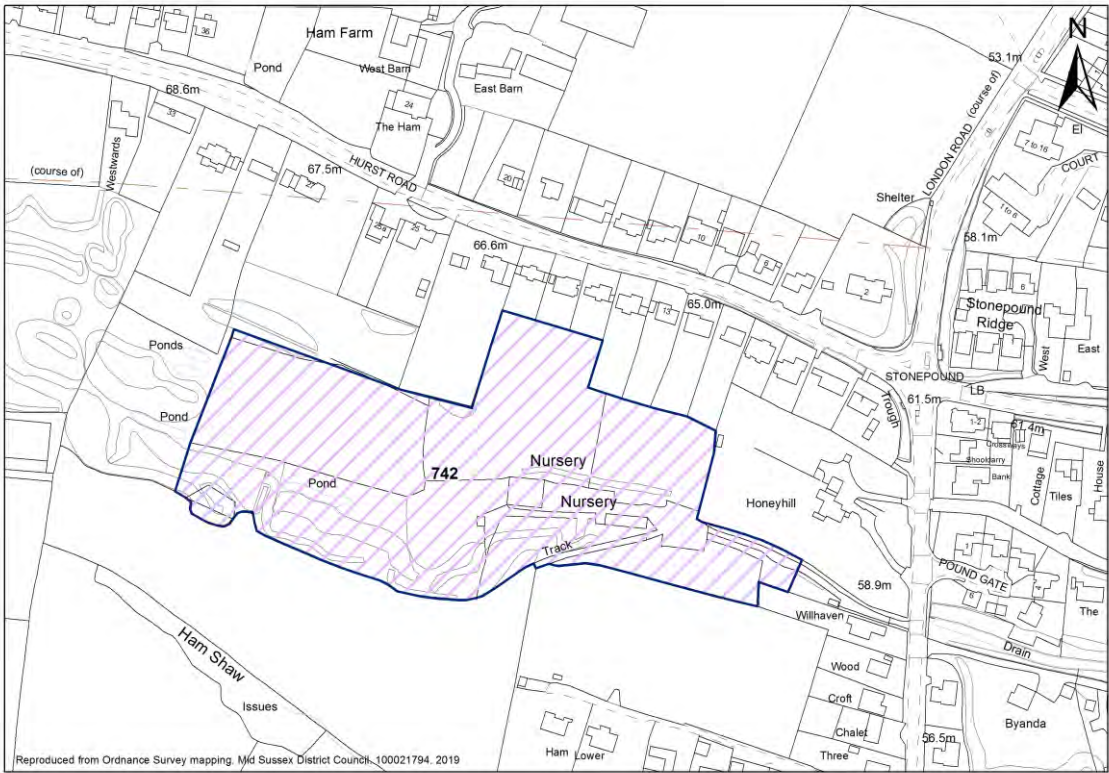
10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Excellent	
10. Public Transport	Positive	
11. Main Service Centre	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Hassocks

ID 742 Russell Nursery Brighton Road Hassocks



Site Details

Units: 30 Site Area (ha): 3.46

Part 1 - Planning Constraints

1. Landscape	Negative	Development of the site could impact on views from the South Downs.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	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.

Part 2 - Deliverability Considerations

8. Availability	Positive	No housebuilder involved but site being promoted by landowner.
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rdparty land (agreement in place).Site approach would require improvements to accommodate further development, which could be achieved

Part 3 - Sustainability / Access to Services

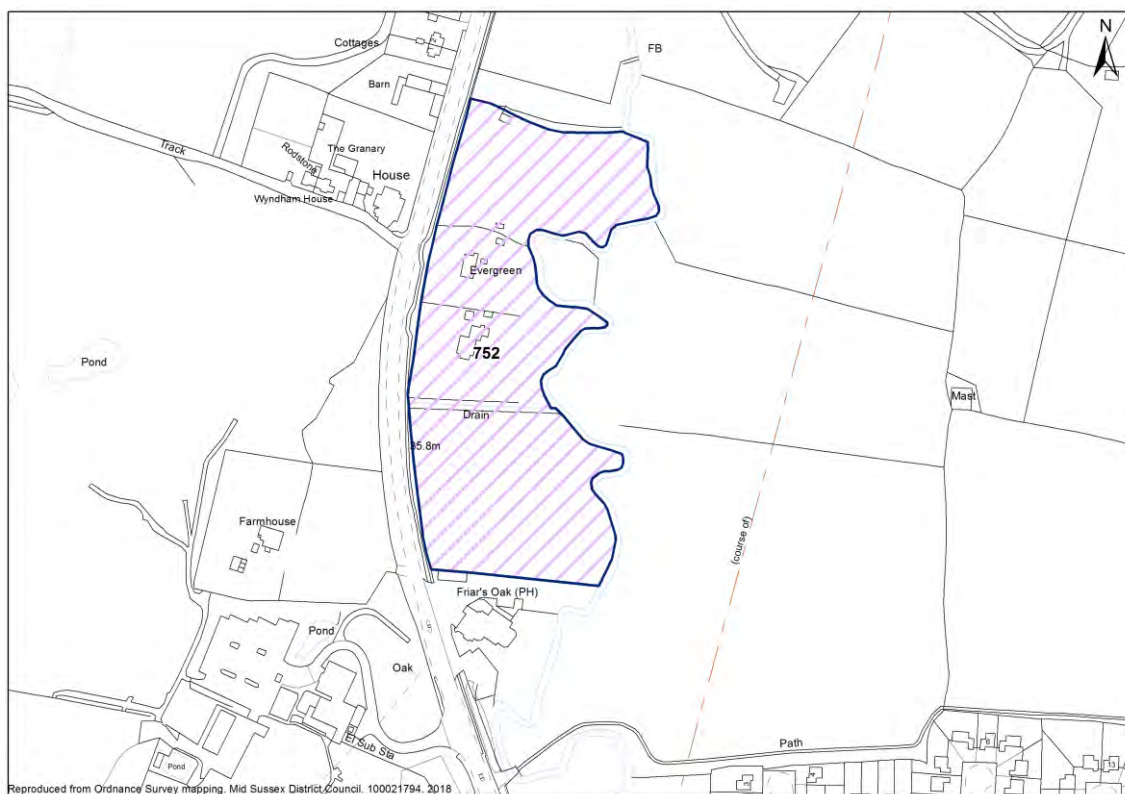
District Plan: Site Selection - Housing

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Excellent	
10. Public Transport	Positive	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Positive	Within 15 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

Hassocks

ID 752 Land north of Friars Oak, London Road, Hassocks



Site Details

Units: 45 Site Area (ha): 2.4

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Negative	Site has areas within flood zone 2/3 or has flooded historically
3. Trees	Negative	Significant part of the site is covered by trees and/or there is presence of protected trees on/adjacent to the site.
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Positive	Listed buildings are present on/within proximity of the site, Less than substantial harm –Low impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site –No impact
7. Archaeology	Neutral	Moderate impact on archaeological asset –County Archaeologist has concluded that impact can be mitigated

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Neutral	Site approach would require improvements to accommodate further development, which could be achieved

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Good	

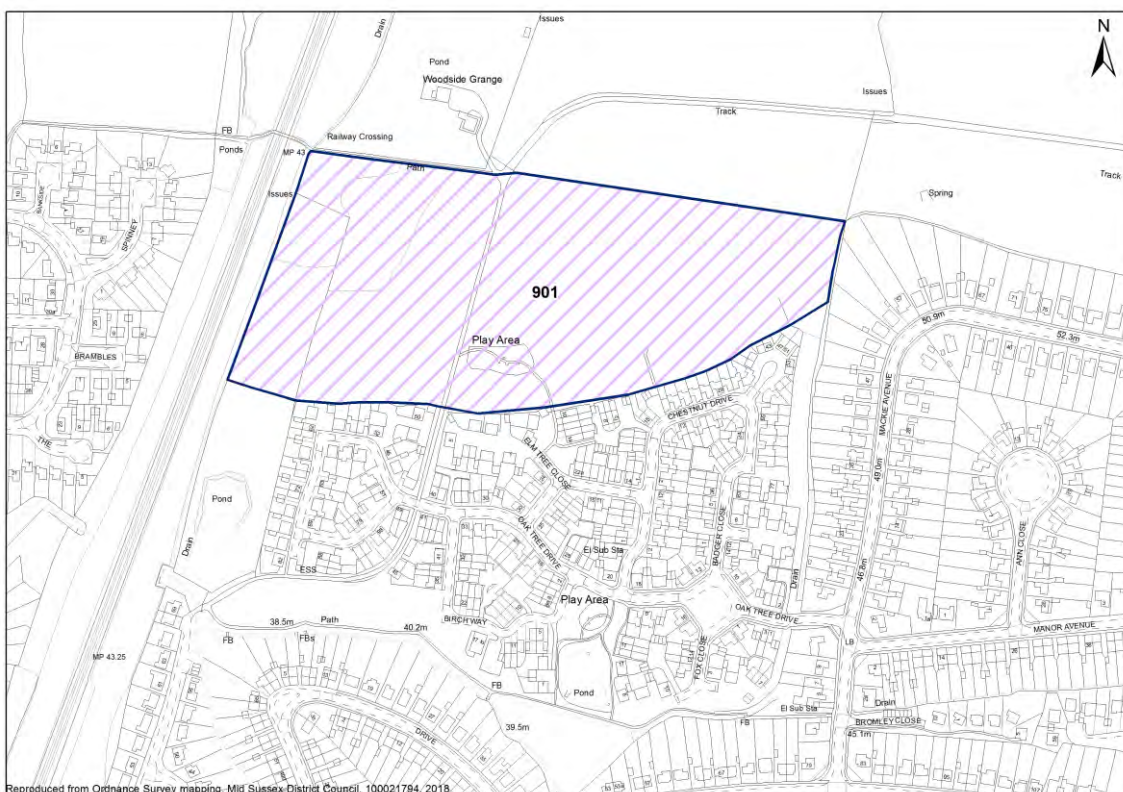
District Plan: Site Selection - Housing

10. Public Transport	Positive	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

District Plan: 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. Landscape	Negative	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	ANA adjacent to northern boundary. Archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Negative	Land owner had confirmed site is open space and not available for residential development.
9. Access	Positive	Safe access is not available but potential exists to gain access

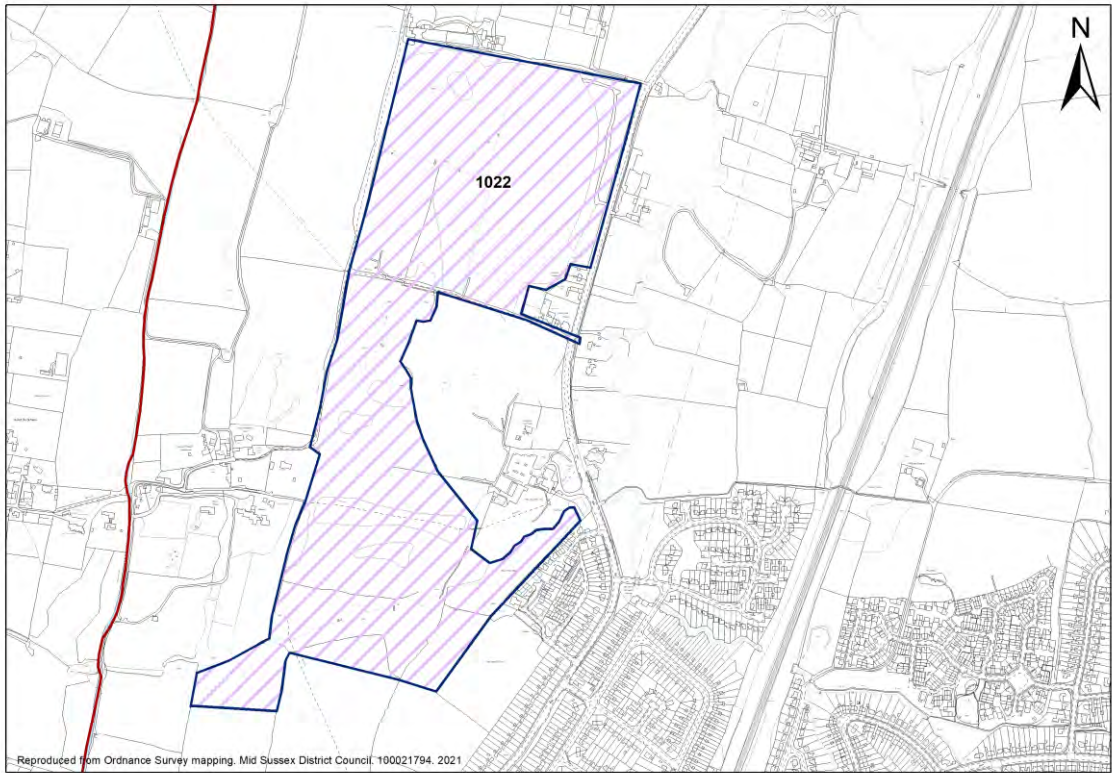
Part 3 - Sustainability / Access to Services

District Plan: Site Selection - Housing

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Good	
10. Public Transport	Positive	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Positive	Within 15 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Hassocks

ID 1022 Former Hassocks Golf Club, London Road, Hassocks



Site Details

Units: 500 Site Area (ha): 39.9

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Positive	Listed buildings are present on/within proximity of the site, Less than substantial harm – Low impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Neutral	Moderate impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Very Positive	No known constraints to access and site approach to accommodate development

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Good	
10. Public Transport	Positive	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport

District Plan: Site Selection - Housing

12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

District Plan: Site Selection - Housing

Hassocks

ID 1025 Land at Byanda, Brighton Road, Hassocks



Site Details

Units: 12 Site Area (ha): 0.46

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Neutral	Moderate impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Very Positive	No known constraints to access and site approach to accommodate development

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Excellent	
10. Public Transport	Positive	Within 15 minutes walk / 20 minutes public transport
11. Main Service Centre	Positive	

District Plan: Site Selection - Housing

12. Primary School	Positive	Within 15 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

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): **1.12**

Part 1 - Planning Constraints

1. Landscape	Very Positive	Within built-up area
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	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

Part 2 - Deliverability Considerations

8. Availability	Positive	No housebuilder in control of site. Site to be brought forward by land owner.
9. Access	Very Positive	Safe access to site already exists

Part 3 - Sustainability / Access to Services

District Plan: Site Selection - Housing

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Good	
10. Public Transport	Positive	
11. Main Service Centre	Very Positive	Within 10 minutes walk
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Haywards Heath

ID 440 Land at 22 Gower Road, Haywards Heath



Site Details

Units: 5 Site Area (ha): 0.16

Part 1 - Planning Constraints

1. Landscape	Very Positive	Within built-up area.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	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.

Part 2 - Deliverability Considerations

8. Availability	Negative	No contact from owners regarding this site. Previous planning agent no longer acting.
9. Access	Very Positive	Safe access to site already exists

Part 3 - Sustainability / Access to Services

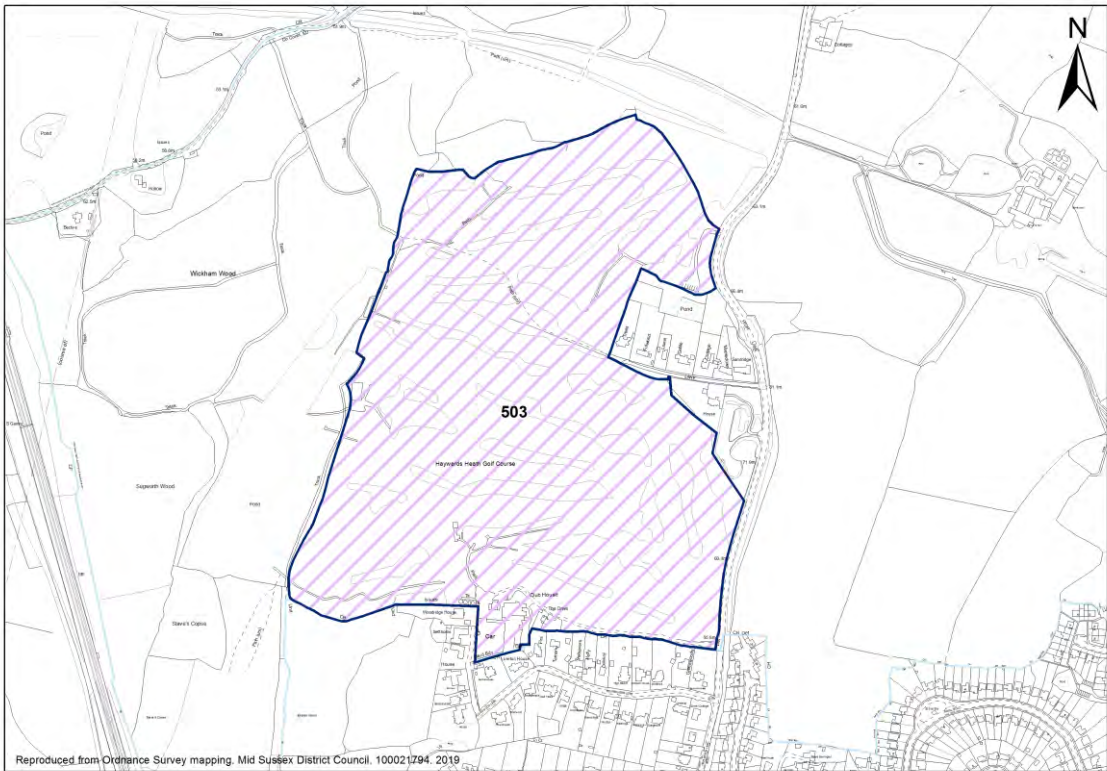
10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Good	
10. Public Transport	Positive	

District Plan: Site Selection - Housing

11. Main Service Centre	Very Positive	Within 10 minutes walk
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Haywards Heath

ID 503 Haywards Heath Golf Course, High Beech Lane, Haywards Heath



Site Details

Units: 700 Site Area (ha): 31

Part 1 - Planning Constraints

1. Landscape	Neutral	Medium potential for change in landscape terms
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved.
4. Biodiversity	Neutral	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. Site is within or adjacent/ in proximity to a LWS, Sussex Wildlife Trust advise further work is required to be able to conclude that impacts can be mitigated.
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	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); north end adjoins uncompleted 1860s railway line earthwork

Part 2 - Deliverability Considerations

District Plan: Site Selection - Housing

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Neutral	Site approach would require improvements to accommodate further development, achievability is uncertain.

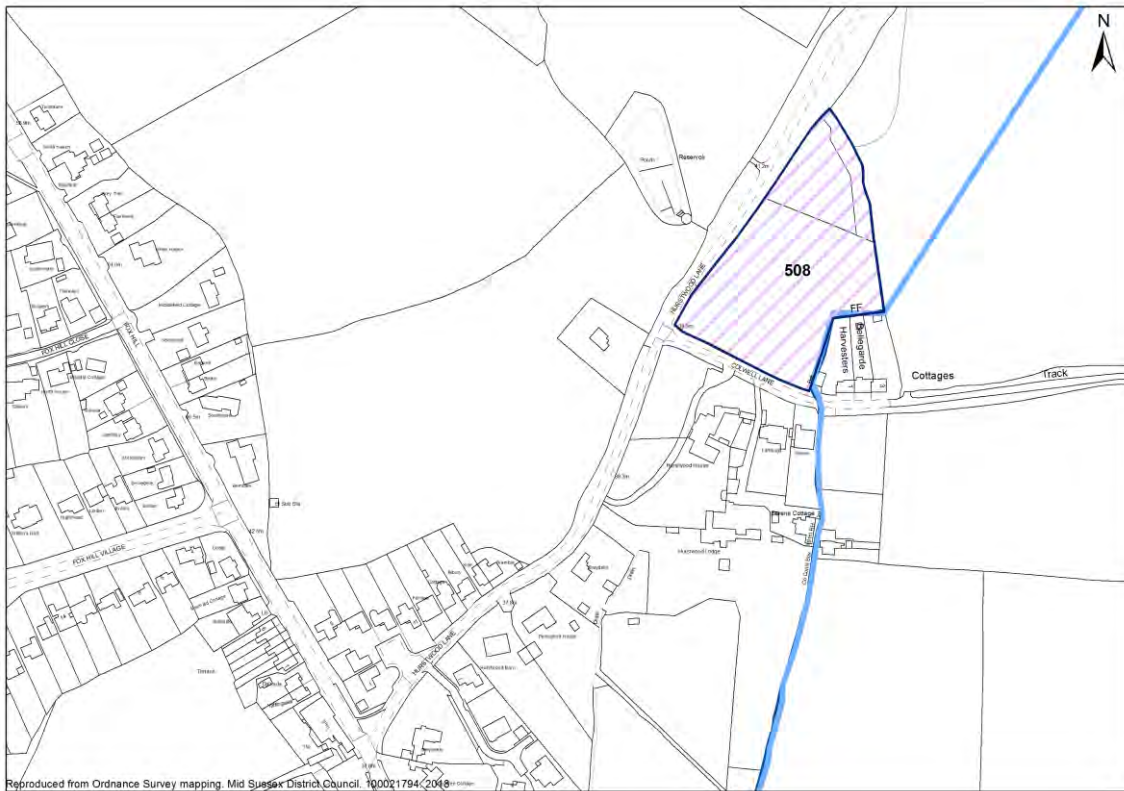
Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

District Plan: Site Selection - Housing

Haywards Heath

ID 508 Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath



Site Details

Units: 30 Site Area (ha): 1

Part 1 - Planning Constraints

1. Landscape	Negative	Development would have a significant and detrimental effect on the character of the landscape as a whole.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Positive	No housebuilder in control of site. Advanced discussions with potential developers/Contractors. Pre application submission within a couple of months.
9. Access	Very Positive	Safe access to site already exists

Part 3 - Sustainability / Access to Services

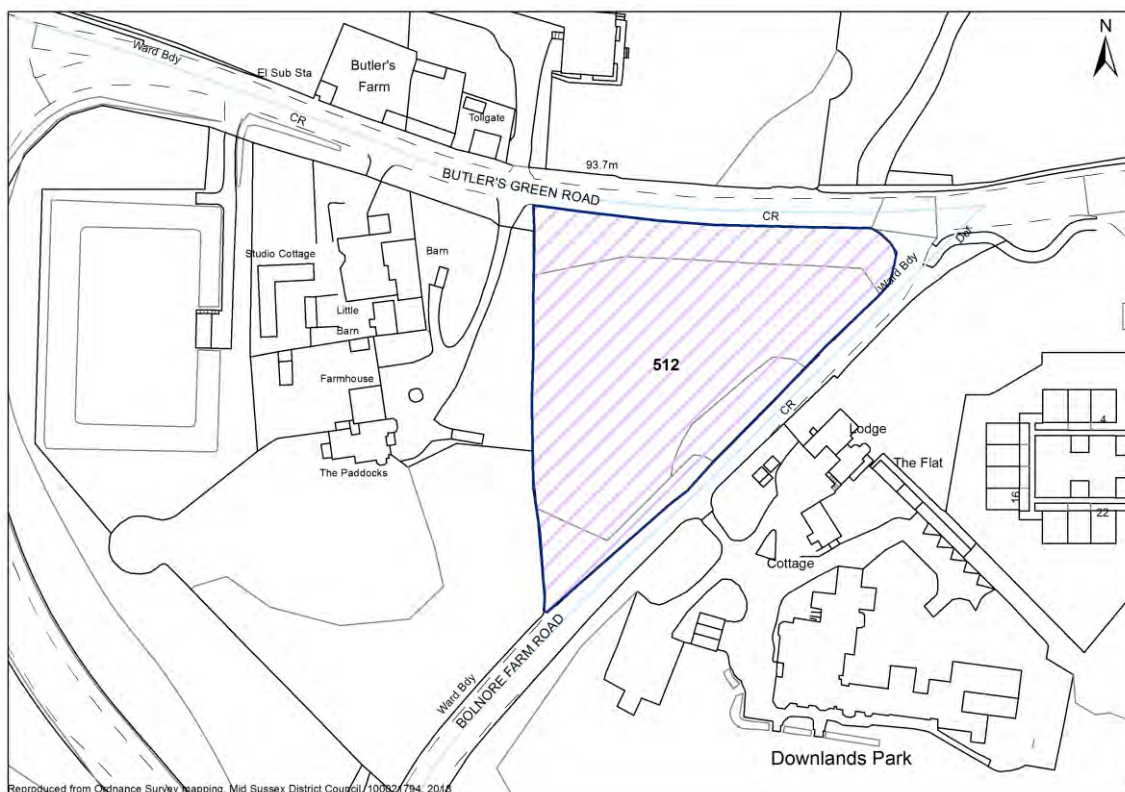
10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	

District Plan: Site Selection - Housing

11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

Haywards Heath

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



Site Details

Units: 18 Site Area (ha): 0.70

Part 1 - Planning Constraints

1. Landscape	Negative	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Negative	The site is not affected by Ancient Woodland, however significant part of site is covered by trees and would be lost to development.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Positive	No further comment sought.
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	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 I

Part 2 - Deliverability Considerations

8. Availability	Negative	No housebuilder in control of site. Pre app discussion 2022.
9. Access	Neutral	No access exists. Should be achievable, however may place strain on an already often congested road.

Part 3 - Sustainability / Access to Services

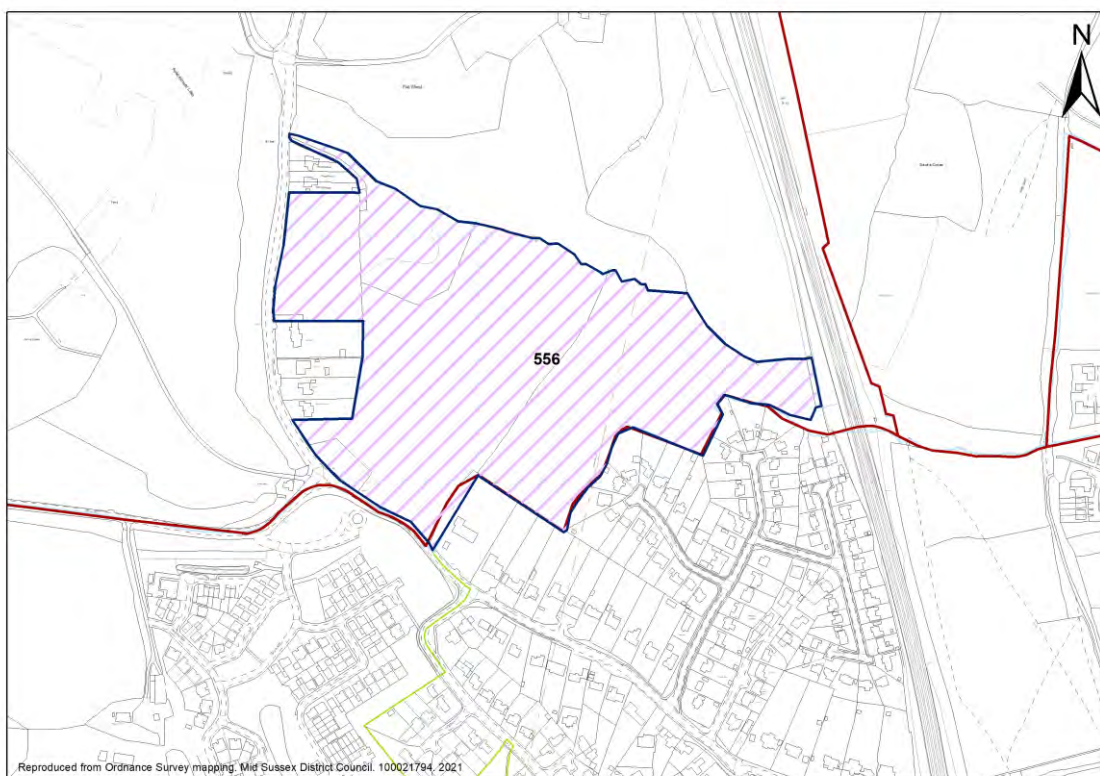
District Plan: Site Selection - Housing

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Negative	Over 20 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Neutral	Within 20 minutes walk

District Plan: Site Selection - Housing

Haywards Heath

ID 556 Land east of Borde Hill Lane, Haywards Heath



Site Details

Units: 60 Site Area (ha): 10.5

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Neutral	Site has small areas within Flood Zone 2/3, no known historic events
3. Trees	Positive	Presence of trees on site or along the boundaries.
4. Biodiversity	Very Positive	site not within or adjacent to designated site
5. Listed Buildings	Positive	Listed buildings are present on/within proximity of the site, Less than substantial harm –Low impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site –No impact
7. Archaeology	Neutral	Moderate impact on archaeological asset –County Archaeologist has concluded that impact can be mitigated

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period.
9. Access	Negative	Site approach would require improvements to accommodate further development, achievability is uncertain.

Part 3 - Sustainability / Access to Services

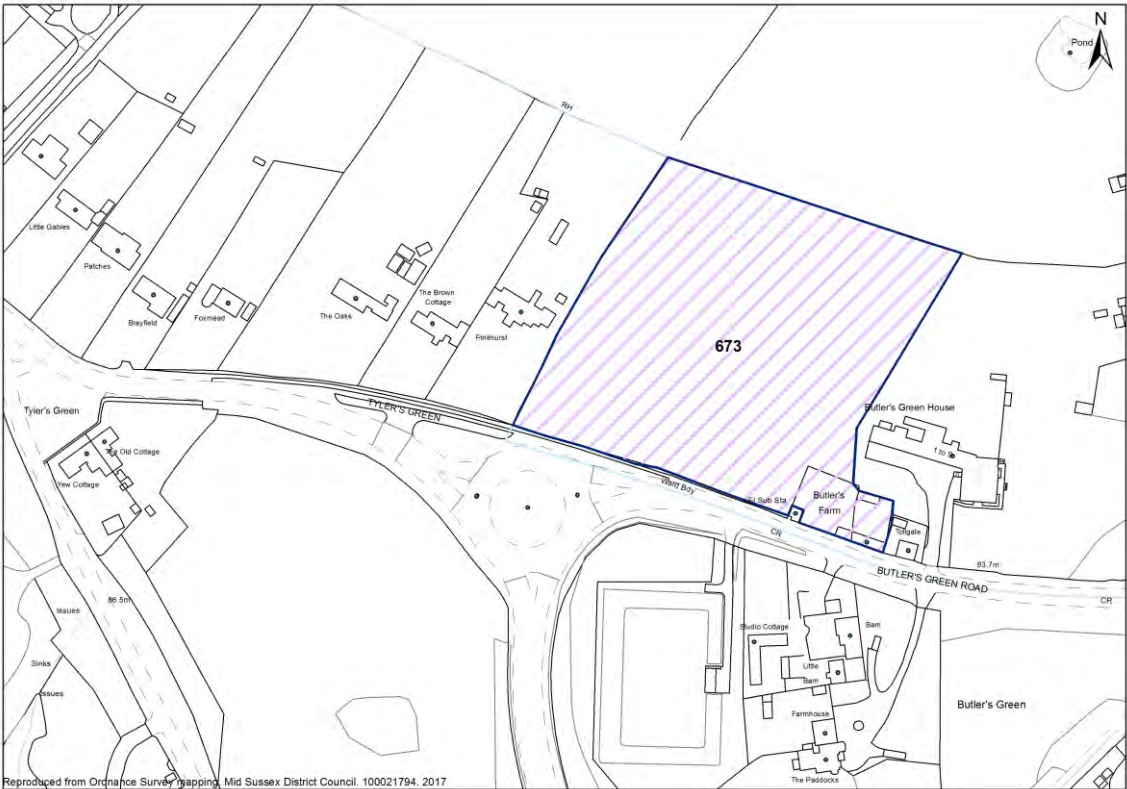
10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	

District Plan: Site Selection - Housing

10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Positive	Within 15 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Neutral	Within 20 minutes walk

Haywards Heath

ID 673 Land north of Butlers Green Road, Haywards Heath



Site Details

Units: 40 Site Area (ha): 1.5

Part 1 - Planning Constraints

1. Landscape	Negative	Development would have a significant and detrimental effect on the character of the landscape as a whole.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Neutral	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	Negative	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 Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

District Plan: Site Selection - Housing

Part 2 - Deliverability Considerations

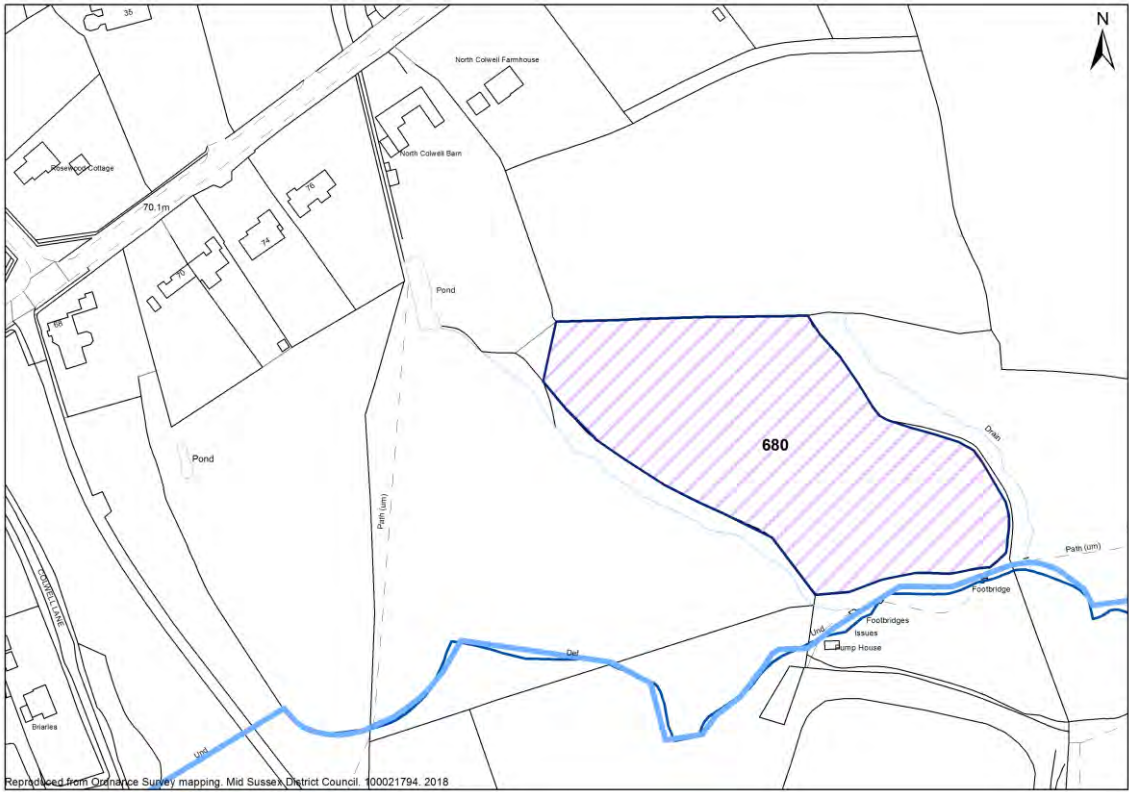
8. Availability	Very Positive	Site is owned by housebuilder. Outline application March 2019.
9. Access	Positive	Site access exists and minor improvements are required to provide a suitable and safe site approach.

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Neutral	Within 20 minutes walk

Haywards Heath

ID 680 Field rear of North Colwell Barn, Lewes Road, Haywards Heath



Site Details

Units: 30 Site Area (ha): 1.2

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	Presence of protected trees on/adjacent to the site which would constrain development. Tree Officer concludes that potential impacts can be mitigated.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Negative	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	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
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District Plan: Site Selection - Housing

9. Access	Neutral	Site approach would require improvements to accommodate further development, which could be achieved
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Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Positive	Within 15 minutes walk

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. Landscape	Very Positive	Within built-up area.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Neutral	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	Negative	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 Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Positive	Site is in control of a housebuilder. Full application Feb 2020. First
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District Plan: Site Selection - Housing

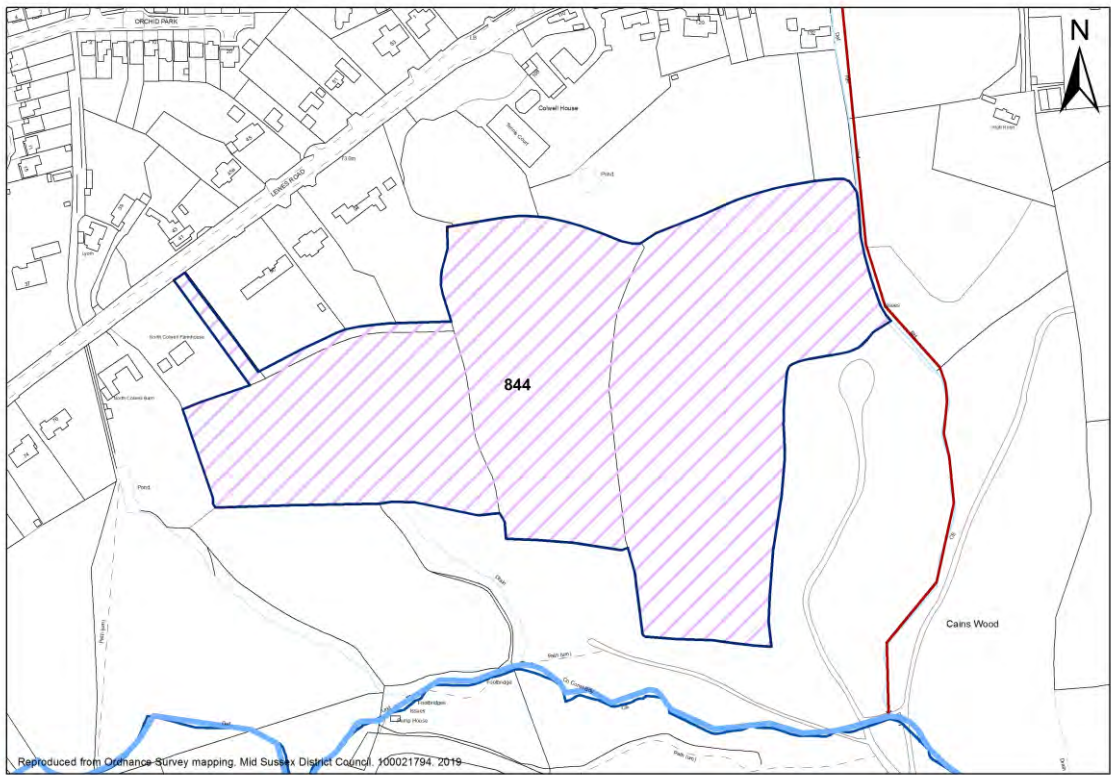
		completions September 2021.
9. Access	Positive	Safe access is not available but potential exists to easily gain access

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Positive	Within 15 minutes walk

Haywards Heath

ID 844 Land at North Colwell Farm, Lewes Road, Haywards Heath



Site Details

Units: 100 Site Area (ha): 6.3

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm –Medium impact. 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 Areas	Neutral	Site is within/close to a conservation area, Less than substantial harm –Medium impact. 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,

District Plan: Site Selection - Housing

		MID
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

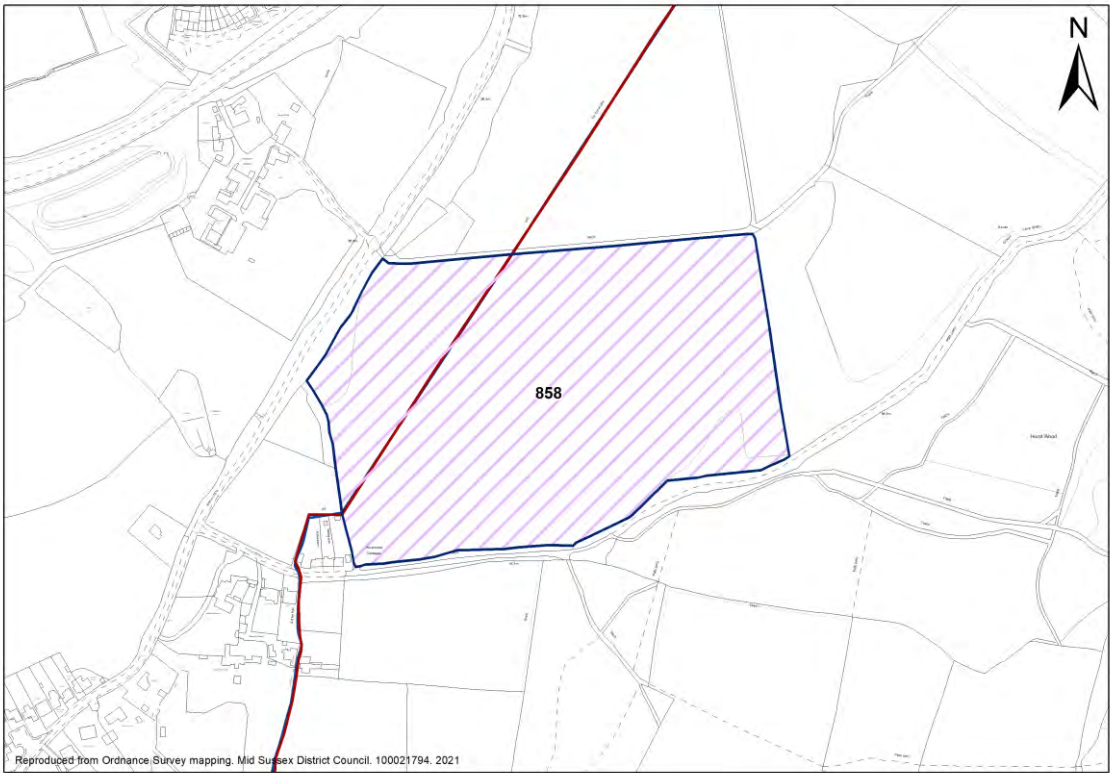
8. Availability	Very Positive	The site is available for development within 5 years.
9. Access	Neutral	Site approach would require improvements to accommodate further development, which could be achieved

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Haywards Heath

ID 858 Land at Hurstwood Lane, Haywards Heath



Site Details

Units: 45 Site Area (ha): 1.8

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations

Part 2 - Deliverability Considerations

8. Availability	Very Positive	Site in control of housebuilder.
9. Access	Neutral	Safe access is not available but potential exists to easily gain access

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	Within 20 minutes walk / 30 minutes public transport
11. Main Service Centre	Neutral	

District Plan: Site Selection - Housing

12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Haywards Heath

ID 988 Land to the North of Old Wickham Lane Haywards Heath



Site Details

Units: 60 Site Area (ha): 5.7

Part 1 - Planning Constraints

1. Landscape	Positive	The site is large, undeveloped and slopes downwards from south to north. Its openness provides a natural backdrop to existing development to the east and south as well as existing development over the railway line to the west. However, the site is well screened in all directions and views in are limited.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk
3. Trees	Neutral	The site's north east corner intersects with a small area of the Birchen Wood ancient woodland including 15m buffer area.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Negative	Sunte House is a Grade 11* listed Country House. Development on the proposed site would effectively remove a significant portion of the remaining rural setting of Sunte House, replacing it with another suburban extension to Haywards Heath. This would have a significant detrimental impact on the manner in which the house's special interest, as described above, is appreciated. Although the impact on views from Sunte House and its immediate setting may be limited by intervening screening (this would require on site assessment with the benefit of access to the grounds of Sunte House), the impact on the character of the approaches to Sunte House along the PROWs running along the eastern and southern boundaries of the site would be severe.Wickham Farm is a Grade 11* listed building dating from

District Plan: Site Selection - Housing

the late 16th century. As for Sunte House, development on the site would remove the most significant part of the remaining rural setting of the farmhouse. This would have a significant detrimental impact on the manner in which the special interest of the building, as described above, is appreciated. The impact is likely to include views from Wickham Farm and its immediate setting as well as the approaches to it along the PROWs running along the eastern and southern boundaries of the site.

6. Conservation Areas **Very Positive**

There are no conservation areas within or adjacent to the site

7. Archaeology **Neutral**

No objection subject to archaeological assessment and mitigation. Before submission of planning application: requires Desk-Based Assessment (including Digital Terrain Modelling (DTM) LiDAR images), Walkover survey, Geophysical Survey, archaeological and

Part 2 - Deliverability Considerations

8. Availability **Positive**

Site promoted to Site Allocations DPD regulation 18 consultation. The site has an option agreement with a housebuilder. Site could be brought forward on adoption of DPD.

9. Access **Neutral**

Site can be accessed via adjacent site which is in control of site promoter

Part 3 - Sustainability / Access to Services

10. Bus Service **Good**

Access to Public Transport and/or frequency of Public Transport in this location is good

10. Train Service **Good**

10. Public Transport **Positive**

11. Main Service Centre **Neutral**

Within 20 minutes walk / 30 minutes public transport

12. Primary School **Positive**

Within 15 minutes walk

13. Health **Positive**

Within 15 minutes walk

14. Retail **Positive**

Within 15 minutes walk

District Plan: Site Selection - Housing

Haywards Heath

ID 1043 Land to west of Kilnwood Apartments Rocky Lane, Haywards Heath



Site Details

Units: 9 Site Area (ha): 0.28

Part 1 - Planning Constraints

1. Landscape	Very Positive	High potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Very Positive	Site in control of housebuilder
9. Access	Very Positive	No known constraints to access and site approach to accommodate development

Part 3 - Sustainability / Access to Services

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Positive	Within 15 minutes walk

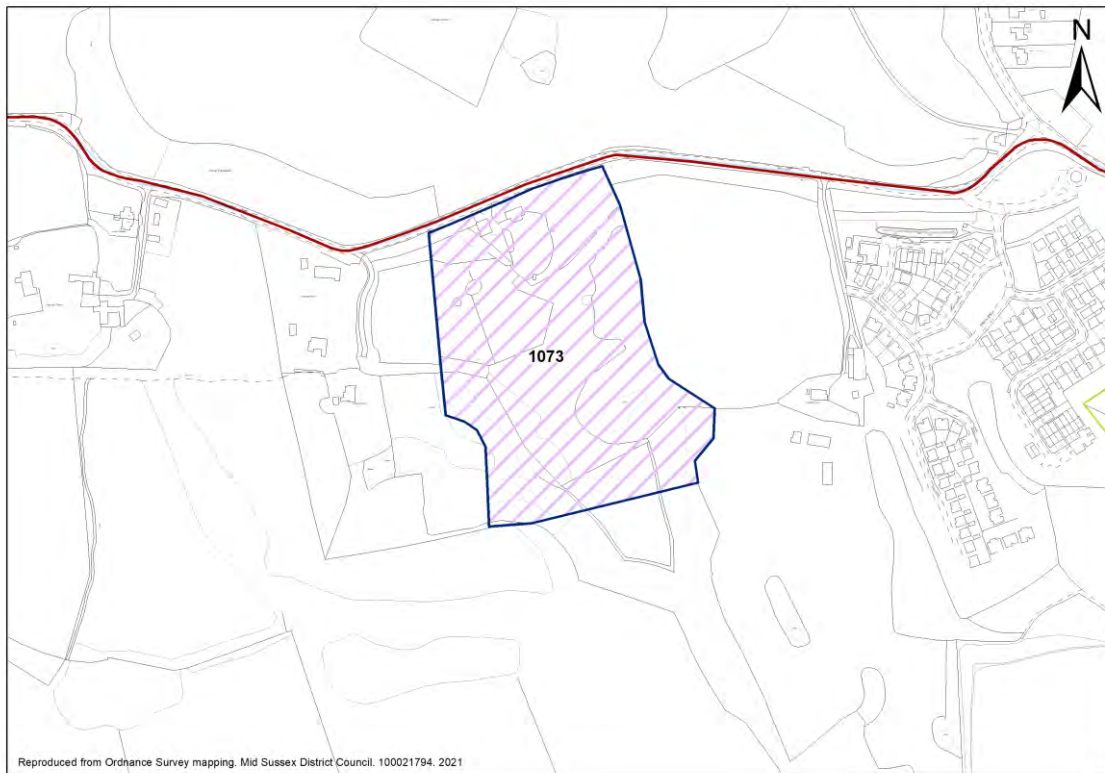
District Plan: Site Selection - Housing

13. Health	Very Positive	Within 10 minutes walk
14. Retail	Neutral	Within 20 minutes walk

District Plan: Site Selection - Housing

Haywards Heath

ID 1073 Land to east of Gravleye Farm House Hanlye Lane Haywards Heath



Site Details

Units: 85 Site Area (ha): 5.56

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Negative	Significant part of the site is covered by trees and/or there is presence of protected trees on/adjacent to the site. Large areas of Ancient Woodland and TPO group designations on and adjacent to site.
4. Biodiversity	Neutral	Site not within or adjacent to designated site. Significant parts of site covered by LWS.
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Neutral	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Positive	Site access exists and minor improvements are required to provide a suitable and safe site approach

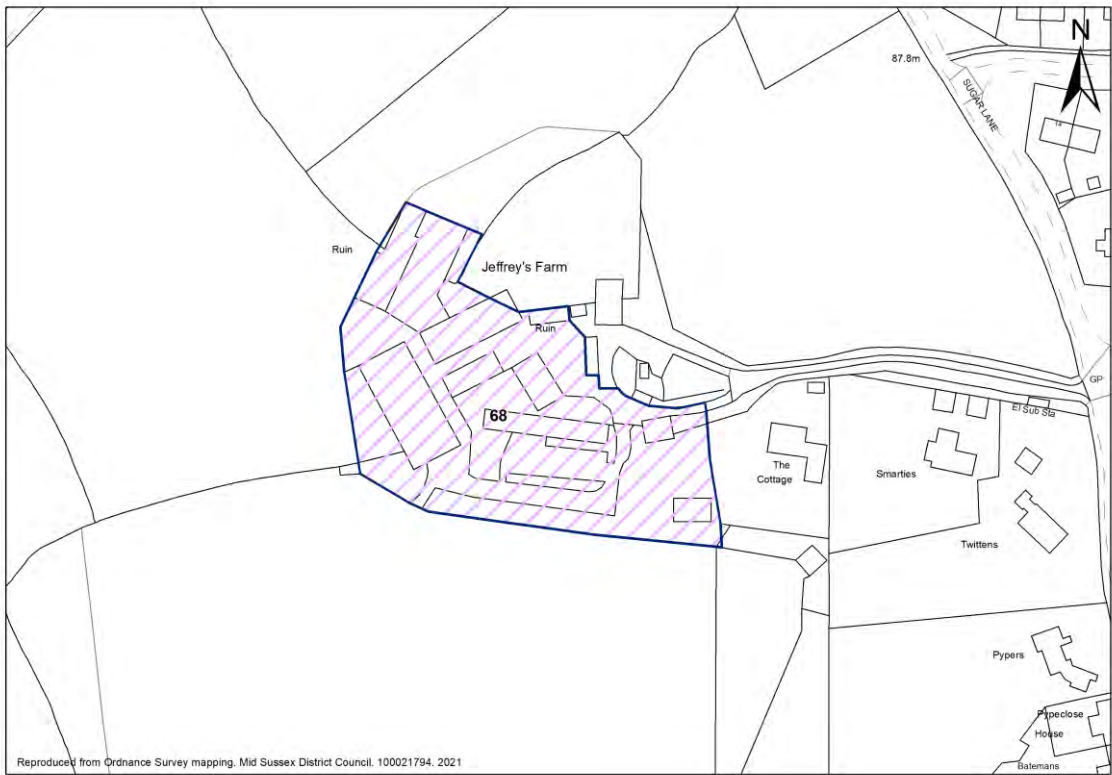
Part 3 - Sustainability / Access to Services

District Plan: Site Selection - Housing

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Fair	
10. Public Transport	Positive	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Positive	Within 15 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

Horsted Keynes

ID 68 Farm buildings, Jeffreys Farm, Horsted Keynes



Site Details

Units: 18 Site Area (ha): 0.75

Part 1 - Planning Constraints

1. Landscape	Neutral	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	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.

Part 2 - Deliverability Considerations

District Plan: Site Selection - Housing

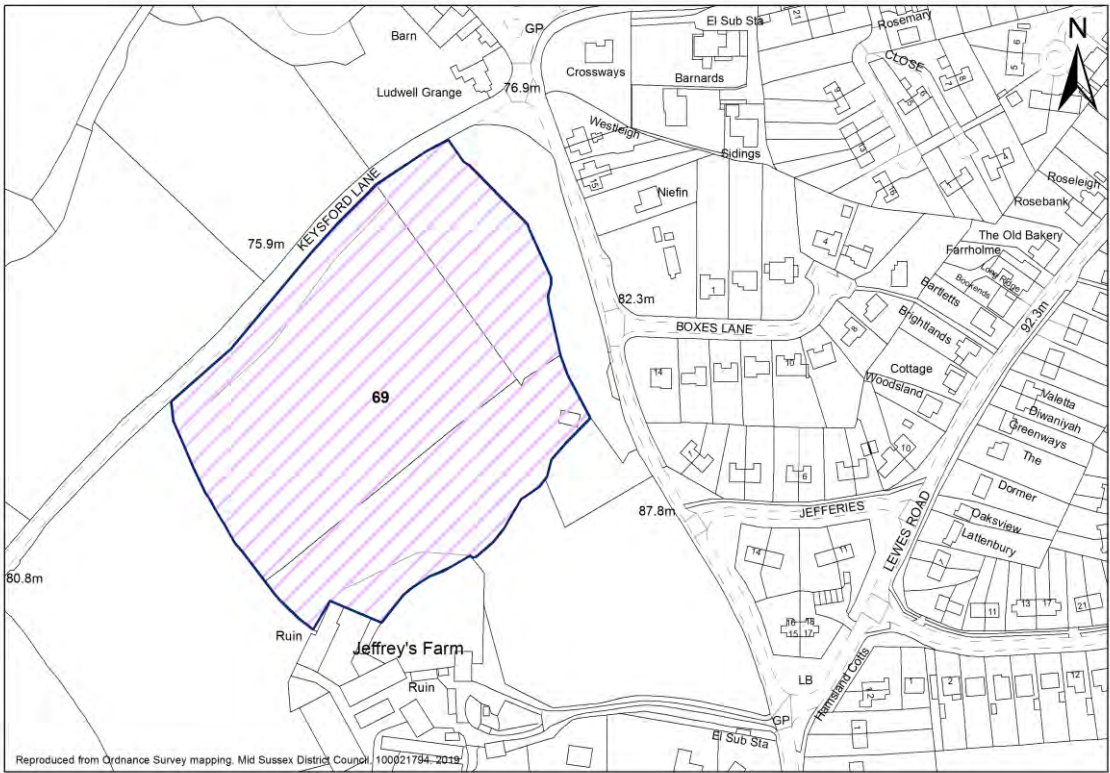
8. Availability	Positive	Site is not in control of house builder, but owners have been approached by developers.
9. Access	Neutral	Site approach would require improvements to accommodate further development, which could be achieved.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Horsted Keynes

ID 69 Jeffrey's Farm Northern Fields (Ludwell Field adj Keysford and Sugar Lane)



Site Details

Units: 22 Site Area (ha): 2.84

Part 1 - Planning Constraints

1. Landscape

Very Negative

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

Very Positive

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

3. Trees

Neutral

Presence of protected trees on/adjacent to the site which would constrain development. Tree Officer concludes that potential impacts can be mitigated.

4. Biodiversity

Very Positive

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

5. Listed Buildings

Neutral

Ludwell Grange - although the site is fairly well screened in views from the north and east as a result of the local topography and

District Plan: Site Selection - Housing

the hedge along the boundary of Keysford Lane, some views of the site from the upstairs rear windows of the farmhouse can be 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 Areas	Very Positive	There are no conservation area within or adjacent to the site.
7. Archaeology	Very Positive	No archaeological designation on/ adjacent to site.

Part 2 - Deliverability Considerations

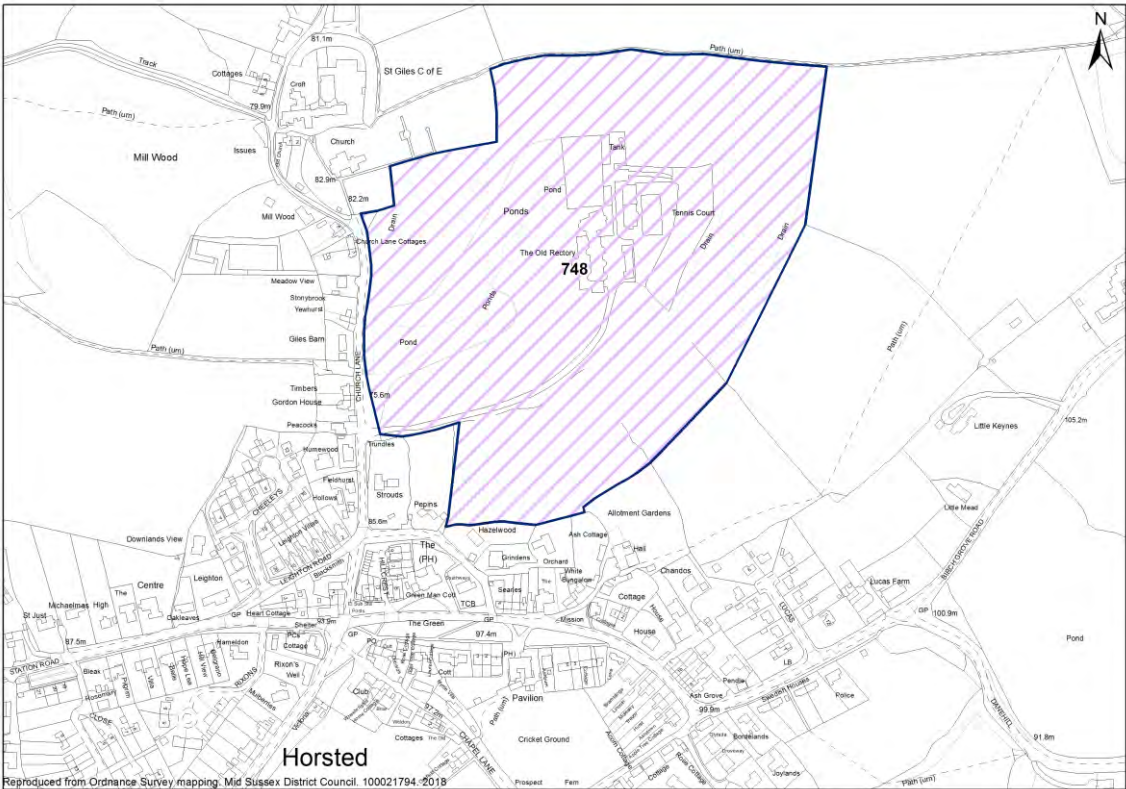
8. Availability	Positive	Site is not in control of house builder, but owners have been approached by developers.
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rd party land (agreement in place). Site approach would require improvements to accommodate further development, which could be achieved.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Horsted Keynes

ID 748 The Old Rectory, Church Lane, Horsted Keynes



Site Details

Units: 30 Site Area (ha): 10.8

Part 1 - Planning Constraints

1. Landscape	Very Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or

District Plan: Site Selection - Housing

		Local Wildlife Site
5. Listed Buildings	Positive	Further comments sought.
6. Conservation Areas	Positive	Further comments sought.
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

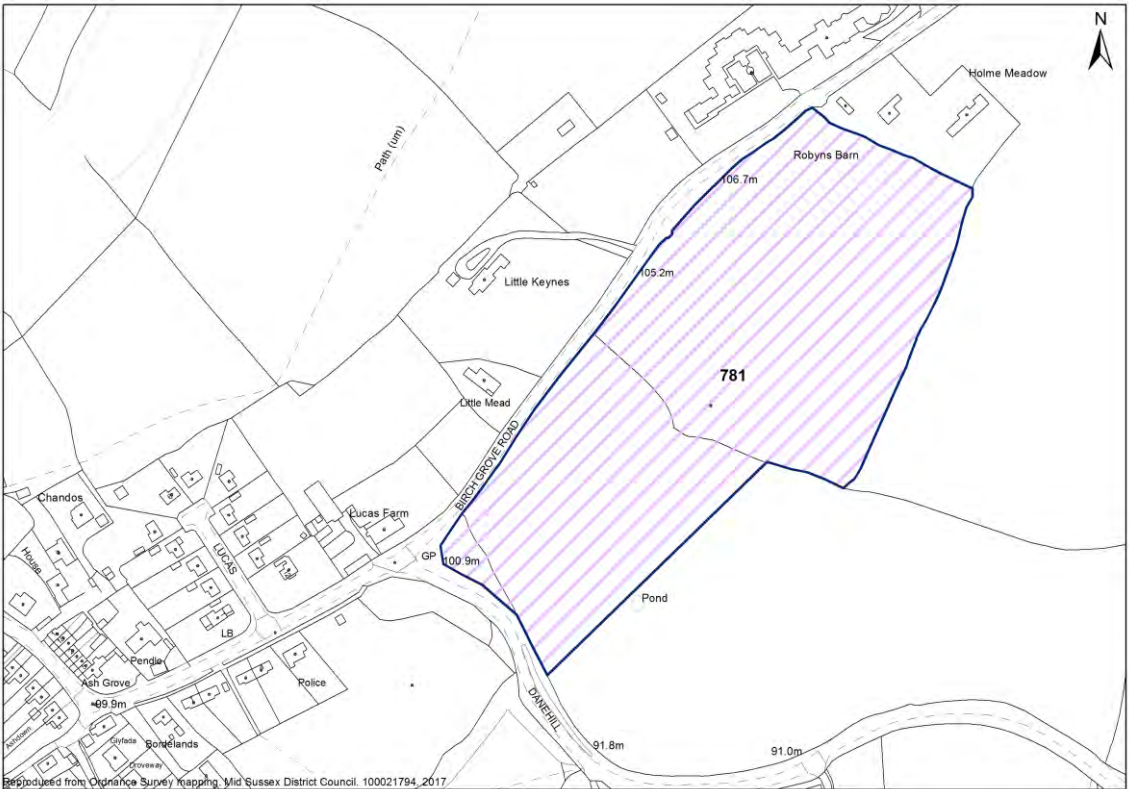
8. Availability	Positive	The site will become available for development during the plan period
9. Access	Positive	Safe access to site already exists. The site is accessed from Church Lane, a narrow lane. Further work needs to be done to understand how many dwellings could be accessed from Church lane.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Horsted Keynes

ID	781	Land to the south of Robyns Barn, Birchgrove Road, Horsted Keynes
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Site Details

Units:	10	Site Area (ha):	4.28
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Part 1 - Planning Constraints

1. Landscape	Very Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Positive	Listed building across the road from south western corner of site.
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

District Plan: Site Selection - Housing

8. Availability

Very Positive

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

9. Access

Positive

Safe access is not available but potential exists to easily gain access

Part 3 - Sustainability / Access to Services

10. Bus Service

Fair

Access to Public Transport and/or frequency of Public Transport in this location is fair

10. Train Service

Poor

10. Public Transport

Neutral

11. Main Service Centre

Negative

Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)

12. Primary School

Neutral

Within 20 minutes walk

13. Health

Negative

Over 20 minutes walk

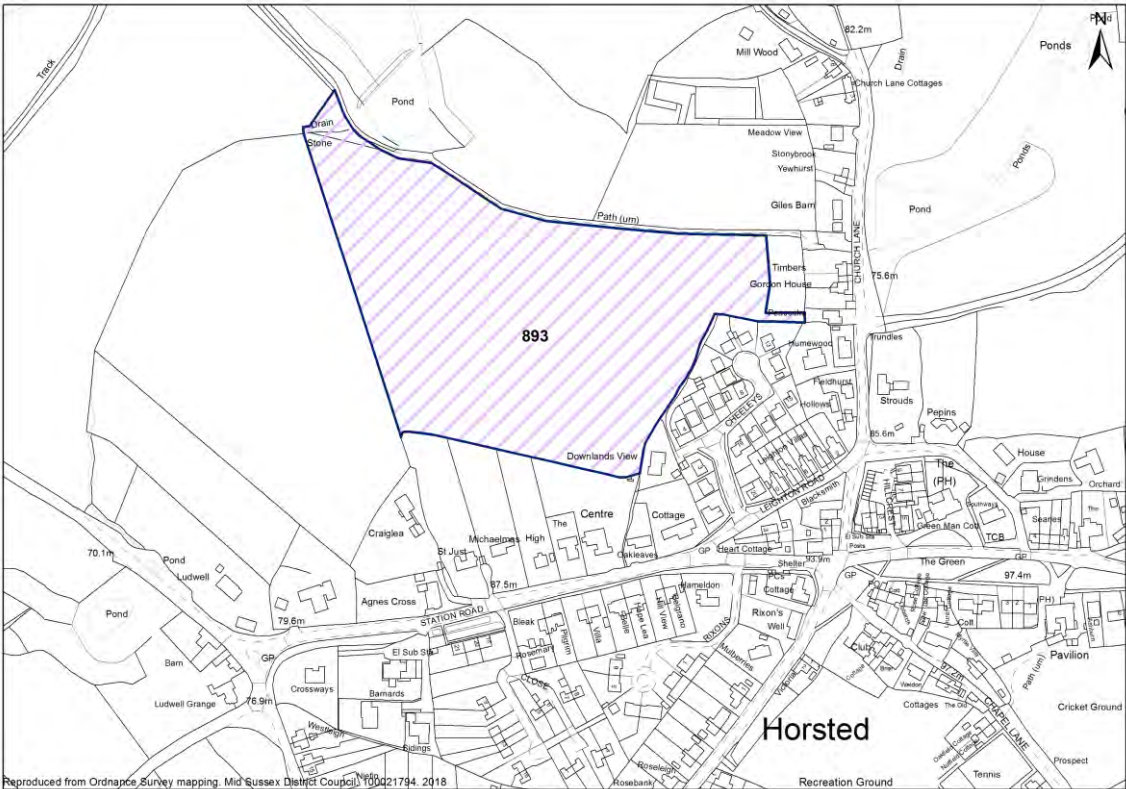
14. Retail

Very Positive

Within 10 minutes walk

Horsted Keynes

ID 893 Land west of Church Lane, Horsted Keynes



Site Details

Units: 38 Site Area (ha): 4.2

Part 1 - Planning Constraints

1. Landscape

Very Negative

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

Very Positive

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

3. Trees

Very Positive

The site is not affected by Ancient Woodland

4. Biodiversity

Very Positive

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

5. Listed Buildings

Positive

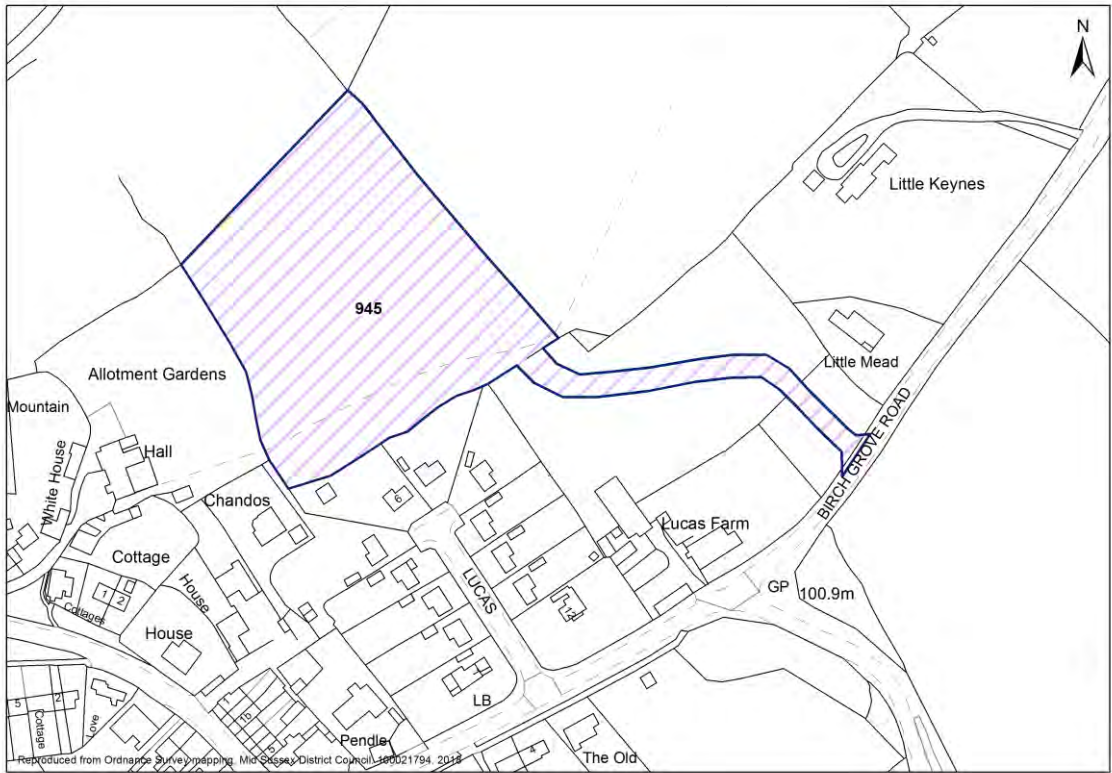
There are a number of listed buildings within the vicinity of the site. The views of the surrounding countryside from these buildings and their settings make a significant contribution to their special interest as historic rural dwellings, or the case of the church, places of worship. No further comments sought, See

District Plan: Site Selection - Housing

		objections to planning application DM/17/4913.
6. Conservation Areas	Positive	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 DM/17/4913.
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.
Part 2 - Deliverability Considerations		
8. Availability	Positive	The site will become available for development during the plan period
9. Access	Negative	Access to site involves demolition of building in Conservation Area.
Part 3 - Sustainability / Access to Services		
10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Horsted Keynes

ID 945 Lucas Farm, Birch Grove Road, Horsted Keynes



Site Details

Units: 30 Site Area (ha): 1.21

Part 1 - Planning Constraints

1. Landscape	Very Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Positive	Access to site may impact on listed building at Lucas Farm. Further comments sought.
6. Conservation Areas	Positive	Western boundary of the site is adjacent to Conservation Area. Further comments sought.

District Plan: Site Selection - Housing

7. Archaeology

Neutral

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.

Part 2 - Deliverability Considerations

8. Availability

Positive

No housebuilder in control but will be sought once site allocated. Full application April 2024. First completions November 2026.

9. Access

Neutral

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.

Part 3 - Sustainability / Access to Services

10. Bus Service

Good

Access to Public Transport and/or frequency of Public Transport in this location is fair

10. Train Service

Poor

10. Public Transport

Neutral

11. Main Service Centre

Negative

Journey likely by car only (greater than 20 minutes walk / 30 minutes public transport)

12. Primary School

Positive

Within 15 minutes walk

13. Health

Negative

Over 20 minutes walk

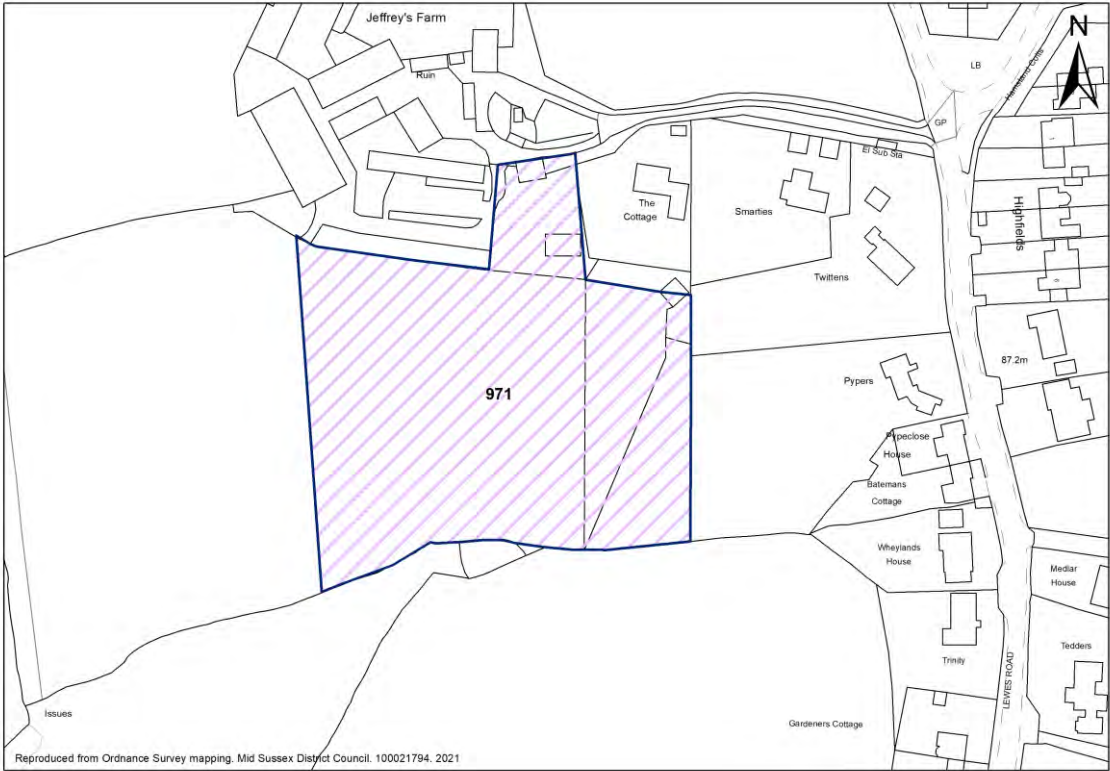
14. Retail

Very Positive

Within 10 minutes walk

Horsted Keynes

ID	971	Jeffrey's Farm Southern Fields
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Site Details

Units:	20	Site Area (ha):	1.06
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Part 1 - Planning Constraints

1. Landscape	Very Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	Ancient woodland adjacent to south western boundary. Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact

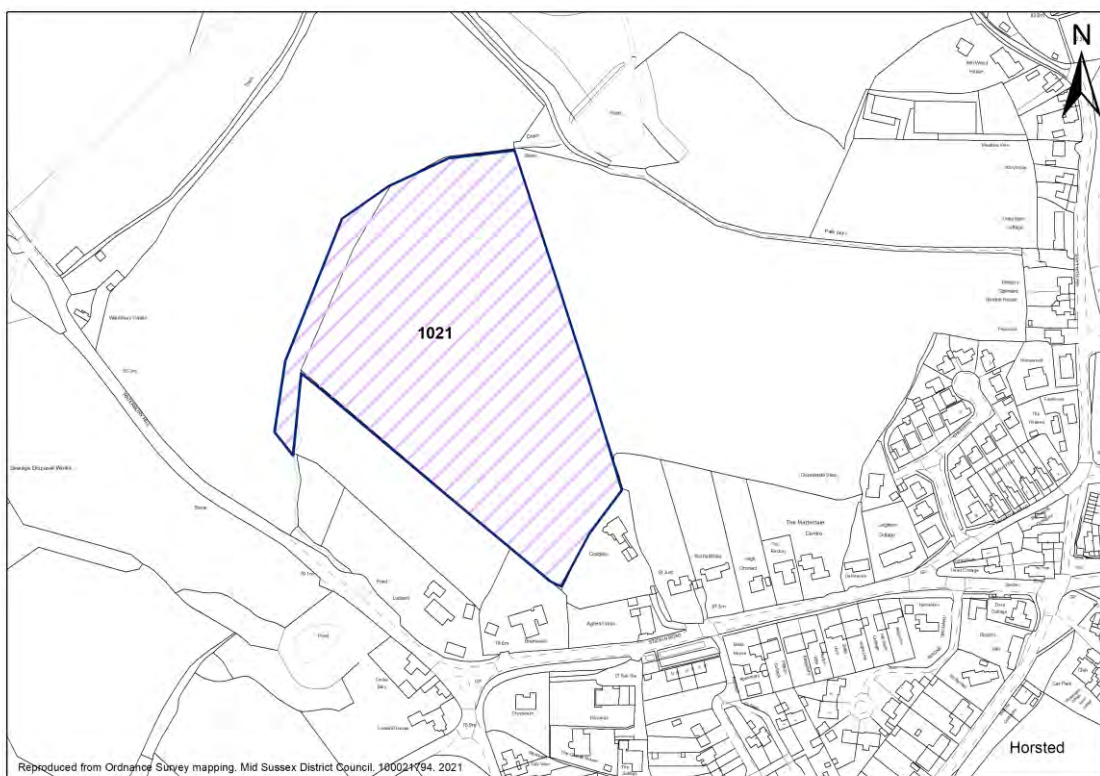
District Plan: Site Selection - Housing

6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site.
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.
Part 2 - Deliverability Considerations		
8. Availability	Positive	Landowner has indicated that site is available in the longer term 10+ years.
9. Access	Neutral	Access via existng farm track. At this location, there could be significant conflict with the existing junction (creating a crossroads). It has not been demonstrated that a satisfactory access can be achieved to the site. Insufficient provisions in the locality suggest that the site is likely to be over reliant on private car use.
Part 3 - Sustainability / Access to Services		
10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

Horsted Keynes

ID 1021 King Field to north of Ludwell, Station Road, Horsted Keynes



Site Details

Units: 20 Site Area (ha): 3.57

Part 1 - Planning Constraints

1. Landscape	Very Negative	Major development with no identified exceptional circumstances.
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact
6. Conservation Areas	Positive	Site is within/close to a conservation area, Less than substantial harm – Low impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	

District Plan: Site Selection - Housing

11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

Horsted Keynes

ID 1051 Land south of The Old Police House Field, Danehill Lane, Horsted Keynes



Site Details

Units: 20 Site Area (ha): 1.9

Part 1 - Planning Constraints

1. Landscape	Very Negative	High impact on the AONB/ Likely major development in the AONB with no identified exceptional circumstances
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Very Positive	Site not affected by trees
4. Biodiversity	Very Positive	site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rd party land (agreement in place). Site approach would require improvements to accommodate further development, which could be achieved

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	

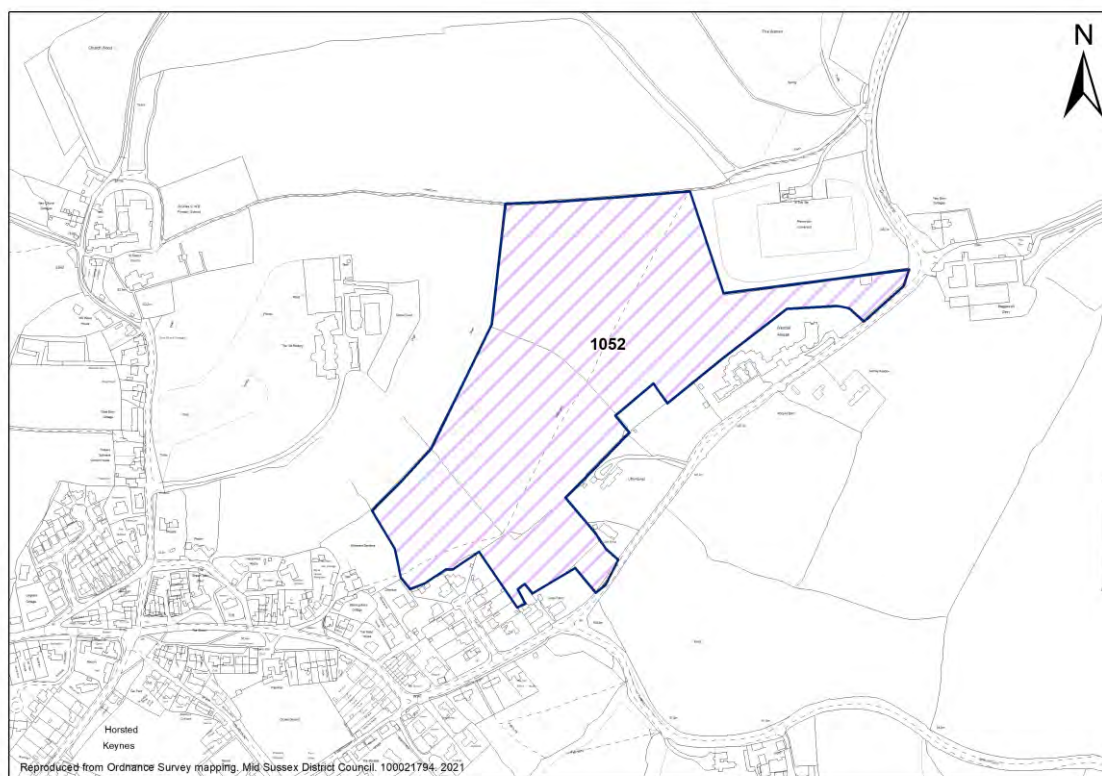
District Plan: Site Selection - Housing

10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

Horsted Keynes

ID 1052 Lucas Farm (whole farm), Birchgrove Road, Horsted Keynes



Site Details

Units: 250 Site Area (ha): 9.98

Part 1 - Planning Constraints

1. Landscape	Very Negative	High impact on the AONB/ Likely major development in the AONB with no identified exceptional circumstances
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact
6. Conservation Areas	Neutral	Site is within/close to a conservation area, Less than substantial harm – Medium impact
7. Archaeology	Neutral	Moderate impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Positive	Site access exists and minor improvements are required to provide a suitable and safe site approach

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	

1052 Lucas Farm (whole farm), Birchgrove Road, Horsted Keynes

District Plan: Site Selection - Housing

11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Hurstpierpoint

ID

13

Land west of Kems, Hurstpierpoint



Site Details

Units:

90

Site Area (ha):

5.8

Part 1 - Planning Constraints

1. Landscape	Negative	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Negative	There is a listed building adjacent to the site, Langton Grange. The site directly abuts the grounds of Langton Grange to the south and south east. Development on the site would have a fundamental impact on the character of this part of the setting of the listed building and historic farmstead, which would become suburbanised. It would also affect the character of the approach to the Grange from the south along Langton Lane, and would significantly diminish the existing sense of separation and rural isolation of the farmstead from the village of Hurstpierpoint. This would be detrimental to the manner in which the special interest of the listed building and historic farmstead is appreciated. NPPF:LSH, high.
6. Conservation Areas	Neutral	The western boundary of the site abuts the Langton Lane Conservation Area. The currently open and rural nature of the

District Plan: Site Selection - Housing

		site makes a strong positive contribution to the setting of the Conservation Area 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	Neutral	No objection subject to archaeological assessment and mitigation. Before submission of planning application: geophysical survey: appropriate archaeological mitigation arising from results.

Part 2 - Deliverability Considerations

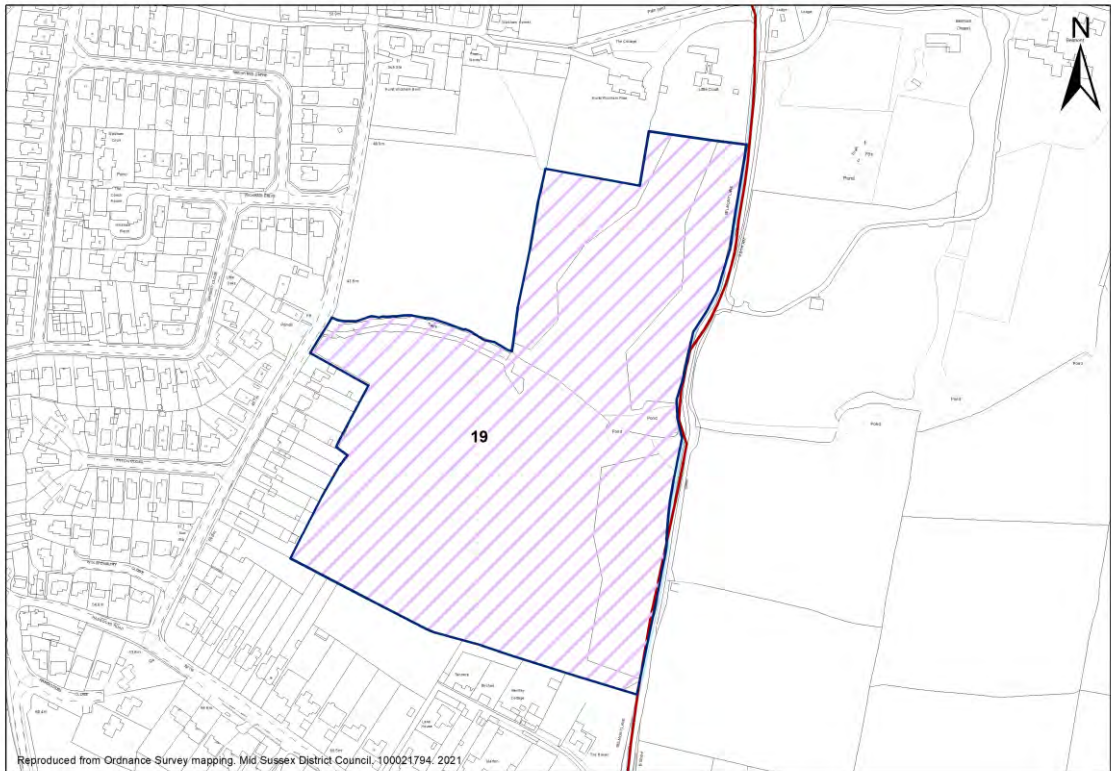
8. Availability	Very Positive	Site in control of housebuilder. Pre -app June 2019. First completions Nov 2021.
9. Access	Neutral	Access via Orchard Way is deemed possible and the site abuts highway land.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Hurstpierpoint

ID	19	Land east of College Lane, Hurstpierpoint
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Site Details

Units:	80	Site Area (ha):	7.8
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Part 1 - Planning Constraints

1. Landscape	Negative	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Neutral	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 Areas	Neutral	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	Positive	Two areas of ANA east and west of site. Archaeological designations on/ adjacent to site (across road).

Part 2 - Deliverability Considerations

District Plan: Site Selection - Housing

8. Availability	Very Positive	Site in control of housebuilder. Full application sept 2022. First completions March 2024.
9. Access	Very Positive	Safe access to site already exists

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Fair	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

Hurstpierpoint

ID **164** Land to the rear of 78 Wickham Hill , Hurstpierpoint



Site Details

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

Part 1 - Planning Constraints

1. Landscape	Negative	This site has substantial landscape sensitivity and substantial landscape value. Some potential loss of trees and hedgerows.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Negative	Not in control of housebuilder. No indication of timescales.
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rd party land (agreement in place).

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Fair	
10. Public Transport	Neutral	

District Plan: Site Selection - Housing

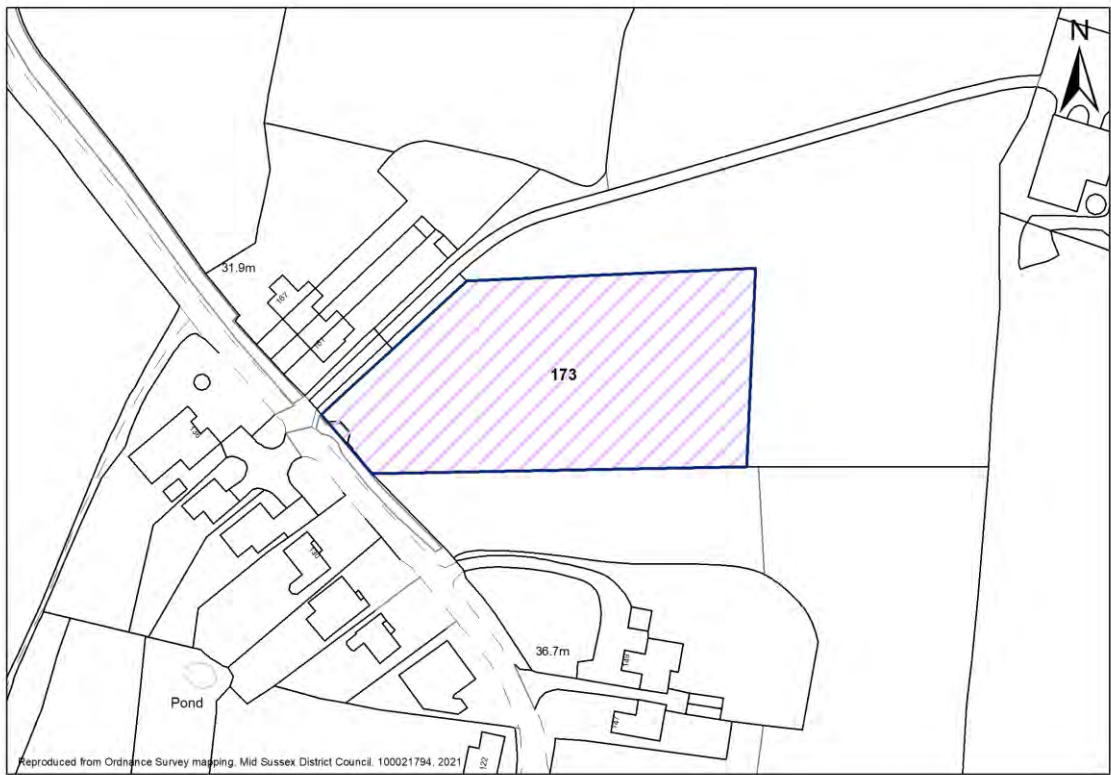
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Hurstpierpoint

ID

173

Land north of 149 College Lane, Hurstpierpoint



Site Details

Units:

17

Site Area (ha):

0.49

Part 1 - Planning Constraints

1. Landscape	Negative	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Positive	Site being advertised to developers. Pre-app from March 2019 onwards. Jan 2020 onwards.
9. Access	Positive	Safe access is not available but potential exists to easily gain access.

Part 3 - Sustainability / Access to Services

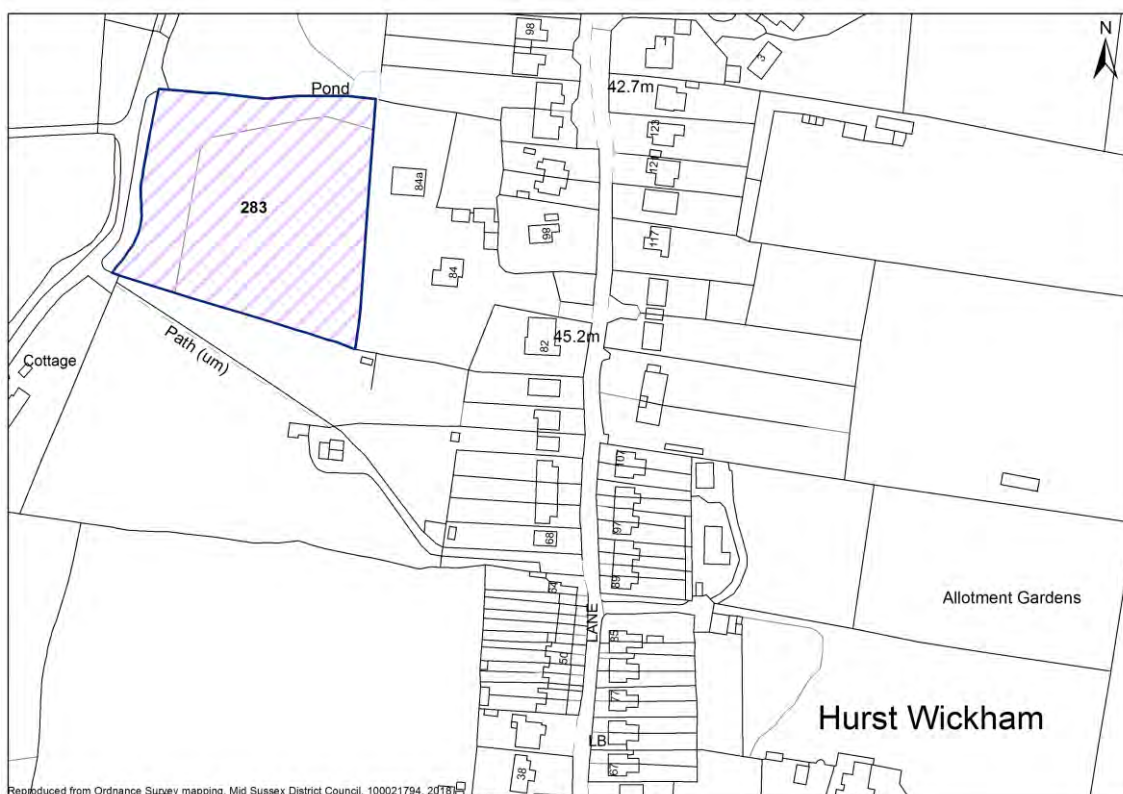
District Plan: Site Selection - Housing

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

District Plan: 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. Landscape	Negative	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland. Tree officer: Perimeter trees should be retained, and those in s/e and s/w corners. TPO tree adjacent site in n/e corner. Screening from footpath important.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Negative	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	Very Positive	ANA west of site. Archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Positive	Looking to self-develop in collaboration with a reputable local house builder. Start on site June 2020.
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District Plan: Site Selection - Housing

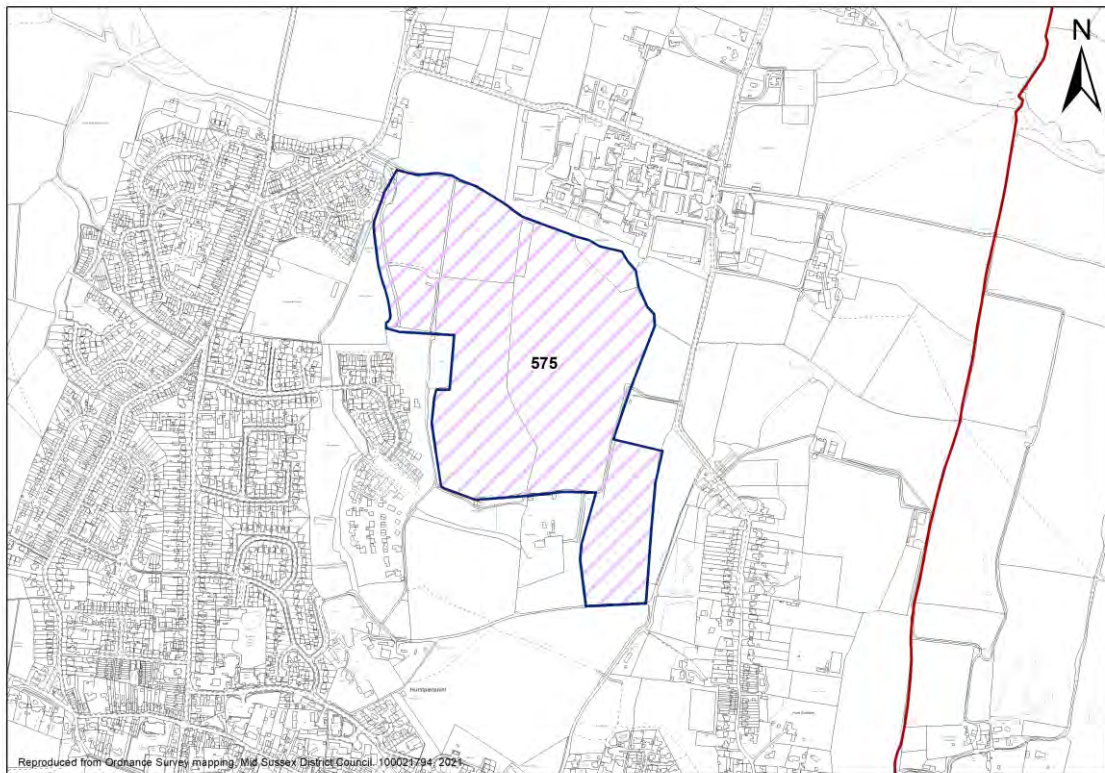
9. Access	Positive	Safe access is not available but potential exists to easily gain access
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Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

Hurstpierpoint

ID 575 Land north east of Hurstpierpoint



Site Details

Units: 150 Site Area (ha): 19

Part 1 - Planning Constraints

1. Landscape	Negative	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	Small area along side boundary is within 15m buffer.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Negative	Hurstpierpoint College and Star House: 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 Areas	Neutral	Hurstpierpoint CA, NPPF: LSH, MIDHurst 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

District Plan: Site Selection - Housing

		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	Neutral	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

Part 2 - Deliverability Considerations

8. Availability	Very Positive	Site is in control of housebuilder. Outline 2019, subject to progress on Neighbourhood Plan/ Site Allocations DPD.
9. Access	Positive	Safe access is not currently available but is unlikely to be technically difficult to achieve and has been agreed in principle with neighbouring landowners.

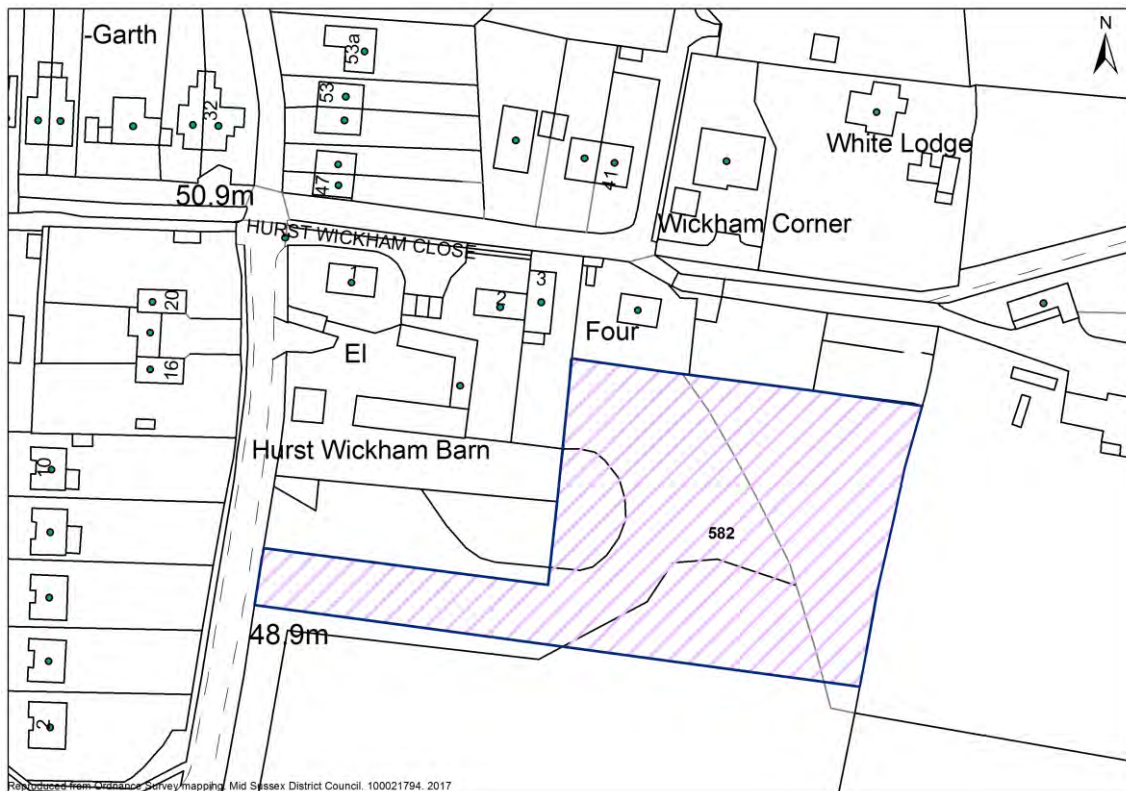
Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

District Plan: 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. Landscape	Negative	ite is within a area assessed in the LUC Capacity Study as having low landscape capacity, with substantial sensitivity and value.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Positive	Adjacent to new Conservation Area boundary. No further comments sought.
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Positive	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.

Part 3 - Sustainability / Access to Services

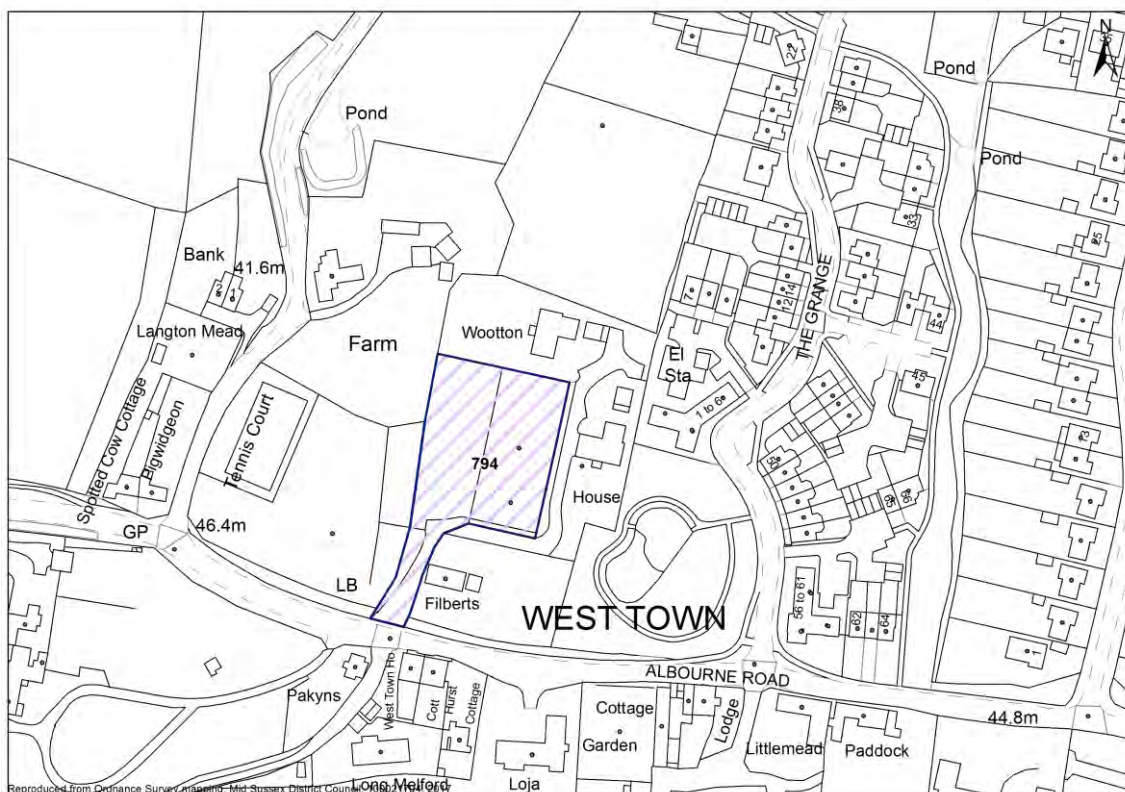
District Plan: Site Selection - Housing

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Fair	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

District Plan: 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. Landscape	Neutral	The site is within the built area of the settlement and has no notable sensitivity within the landscape.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Positive	Box House Farm, Spotted Cow Cottage, Pakyns Manor, Pakyns Lodge. NPPF:No harm/LSH, LOW
6. Conservation Areas	Positive	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 Area depending on its form and layout. NPPF:LSH, LOW/ No Harm.
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Very Positive	Safe access to site already exists. Sufficient access exists on to Albourne Road, currently used by existing business on site.

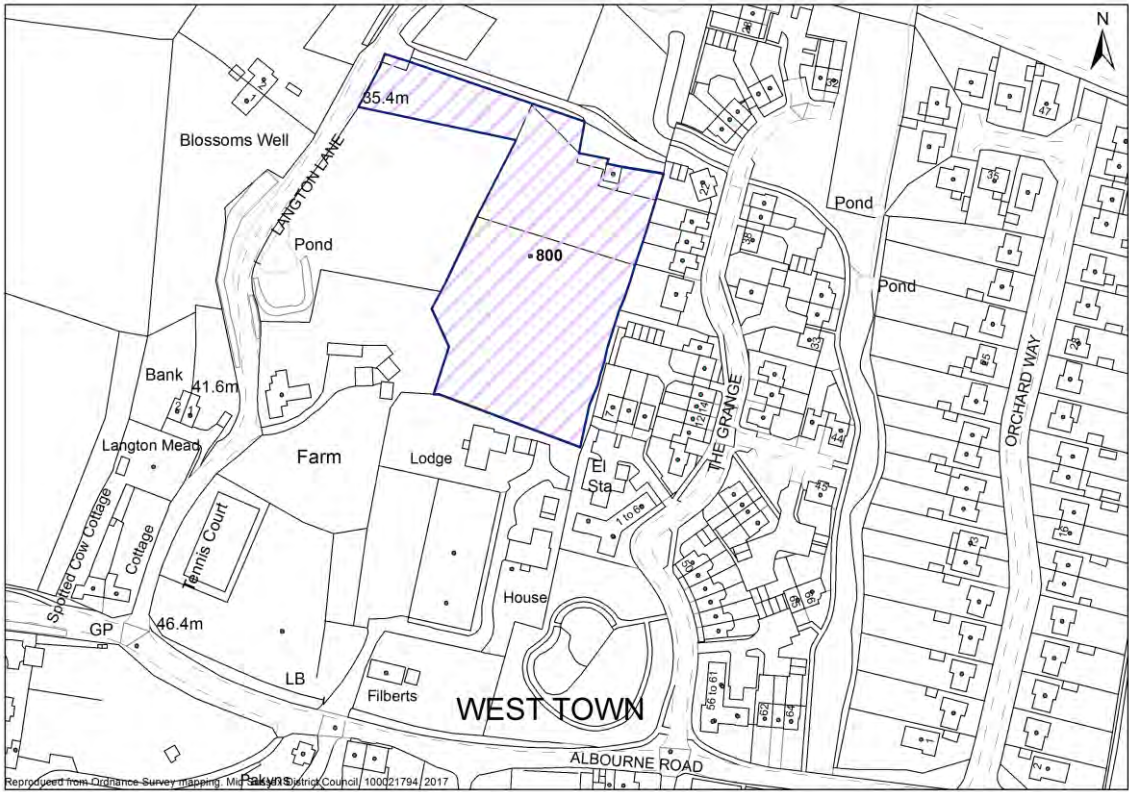
Part 3 - Sustainability / Access to Services

District Plan: Site Selection - Housing

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Hurstpierpoint

ID 800 Land West of The Grange, Hurstpierpoint



Site Details

Units: 20 Site Area (ha): 0.8

Part 1 - Planning Constraints

1. Landscape	Negative	Site is within an area assessed in the LUC Capacity Study as having low landscape capacity, with moderate sensitivity and substantial value.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Positive	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 Areas	Negative	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 in appreciated. NPPF: LSH, MID

District Plan: Site Selection - Housing

7. Archaeology

Neutral

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

Part 2 - Deliverability Considerations

8. Availability

Positive

There is no house builder or option agreement in place. Planning application anticipated June 2019.

9. Access

Neutral

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.

Part 3 - Sustainability / Access to Services

10. Bus Service

Fair

Access to Public Transport and/or frequency of Public Transport in this location is fair

10. Train Service

Poor

10. Public Transport

Neutral

11. Main Service Centre

Positive

Within 15 minutes walk / 20 minutes public transport

12. Primary School

Positive

Within 15 minutes walk

13. Health

Positive

Within 15 minutes walk

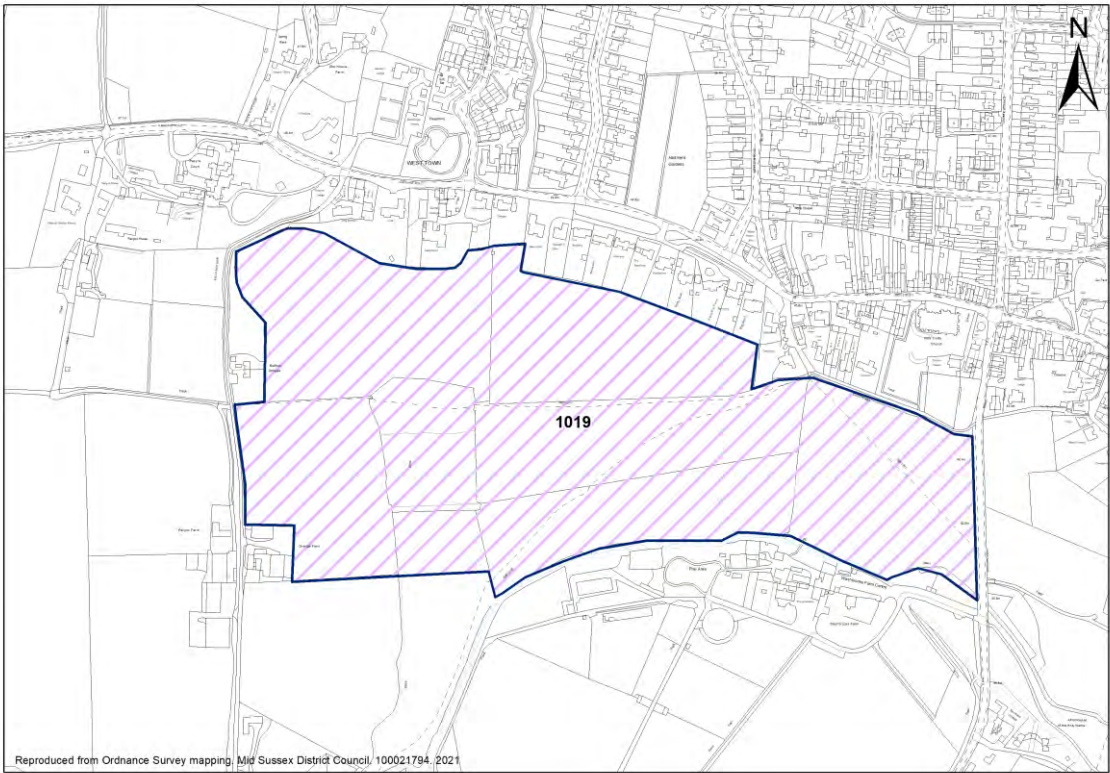
14. Retail

Very Positive

Within 10 minutes walk

Hurstpierpoint

ID 1019 Grange Farm, BullFinch Lane Hurstpierpoint



Site Details

Units: 150 Site Area (ha): 23

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms. Site adjacent to SDNP: big variation in landscape sensitivity. Most sensitive area around church in east of site.
2. Flood Risk	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk.
3. Trees	Negative	Site is partially affected by ancient woodland and/or Ancient and/or Veteran Trees. Development of the site would result in some harm, but mitigation is required.
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Neutral	Several listed buildings, including Grade II* church, adjacent or in close proximity to site. Conservation Officer concludes that development on the site would have a Less than substantial harm, high impact on the majority of listed buildings (Cowdrays, Holy Trinity Church, Church House, Washbrooks Farm, a Less than substantial harm, mid-high impact on Pakyns Manor and a Less than substantial harm, mid impact on Treeps House, 1 and 2 Church Cottages.
6. Conservation Areas	Neutral	Site is within/close to a conservation area, Less than substantial harm – High impact
7. Archaeology	Neutral	Moderate impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years
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District Plan: Site Selection - Housing

9. Access	Very Positive	No known constraints to access and site approach to accommodate development
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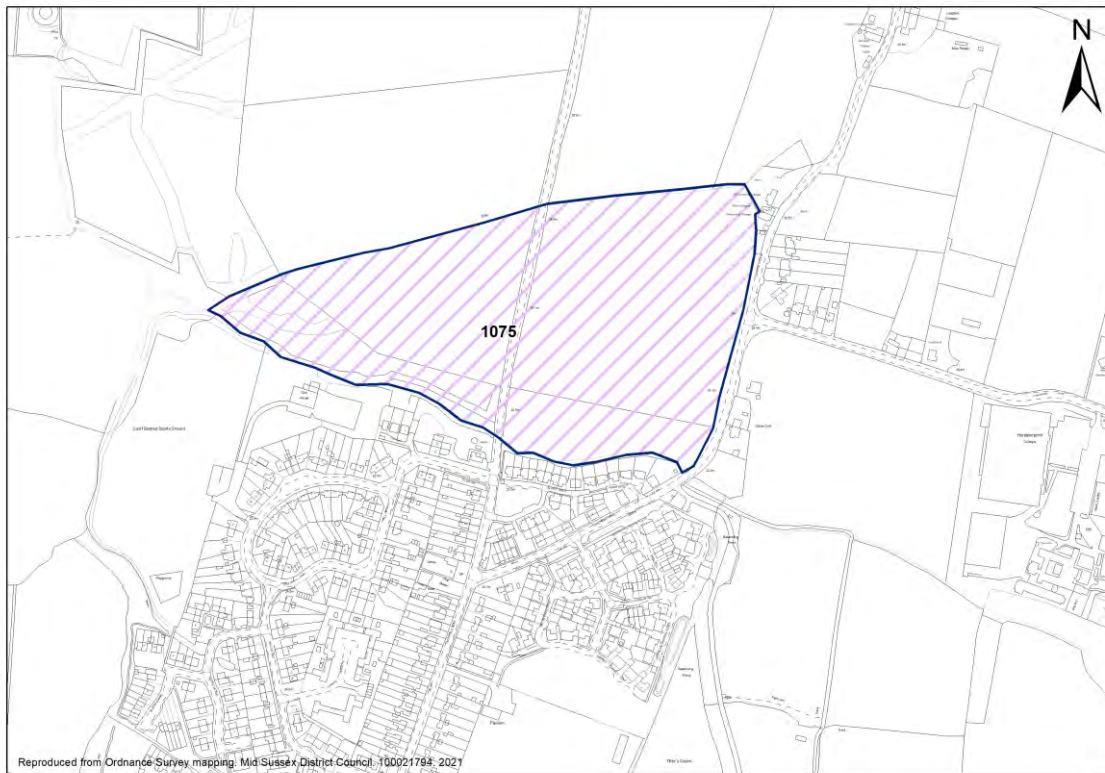
Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

Hurstpierpoint

ID 1075 Land north of Willow way and Talbort Mead, Cuckfield Road Road Hurstpierpoint



Site Details

Units: 153 Site Area (ha): 10.44

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Neutral	Moderate impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway.

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Neutral	Within 20 minutes walk

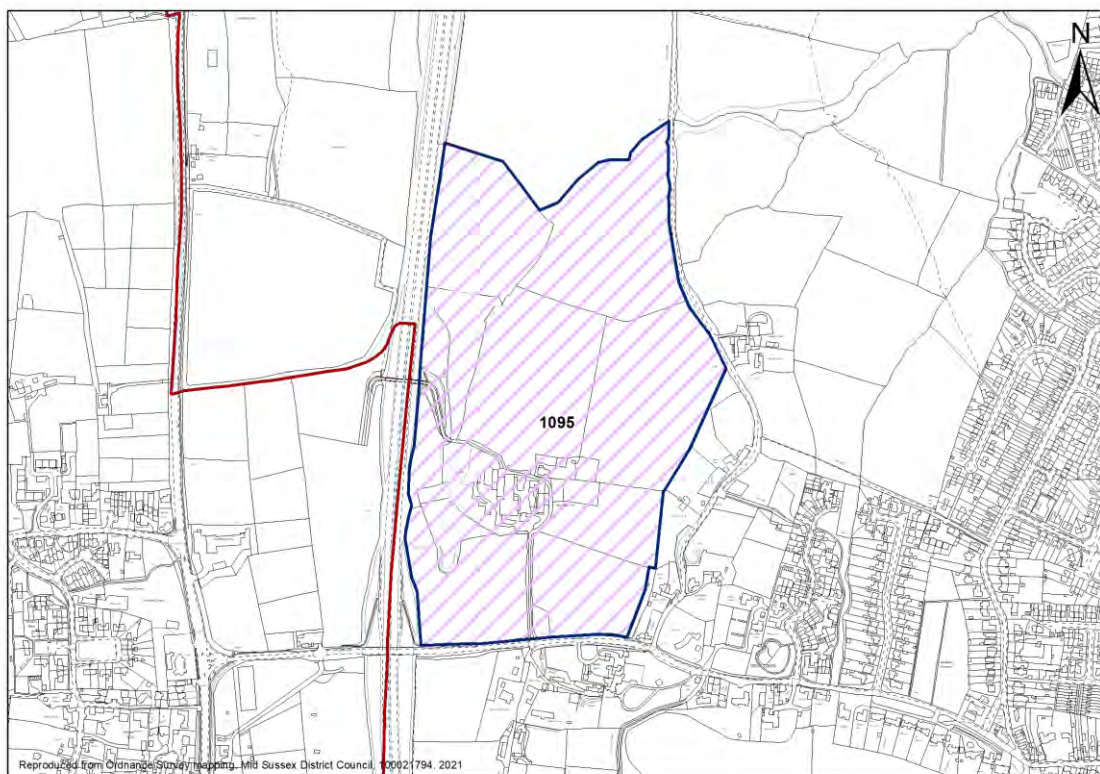
1075 Land north of Willow way and Talbort Mead, Cuckfield Road Road Hurstpierpoint

District Plan: Site Selection - Housing

13. Health	Neutral	Within 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

Hurstpierpoint

ID 1095 Land at West Town Farm Hurstpierpoint



Site Details

Units: 500 Site Area (ha): 24.8

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms.
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Positive	Listed buildings are present on/within proximity of the site, Less than substantial harm – Low impact
6. Conservation Areas	Neutral	Site is within/close to a conservation area, Less than substantial harm – Medium impact.
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Very Positive	Site in control of house builder
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway. Site approach would require improvements to accommodate further development, which could be achieved.

Part 3 - Sustainability / Access to Services

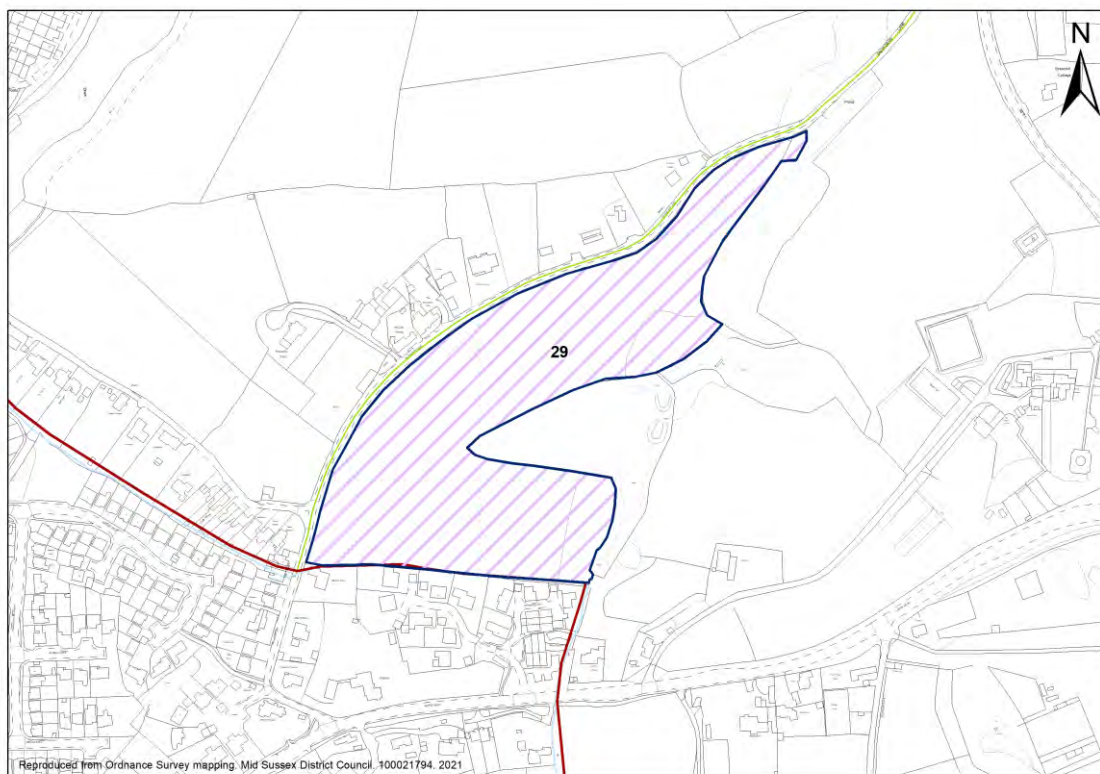
10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	

District Plan: Site Selection - Housing

11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Lindfield

ID 29 Land off Snowdrop Lane, Lindfield, Haywards Heath



Site Details

Units: 70 Site Area (ha): 4.9

Part 1 - Planning Constraints

1. Landscape	Neutral	Medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Neutral	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved.
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site
6. Conservation Areas	Positive	Site is within/close to a conservation area, Less than substantial harm – Low impact (TBC)
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rd party land (agreement in place). Site approach would require improvements to accommodate further development which could be achieved.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	

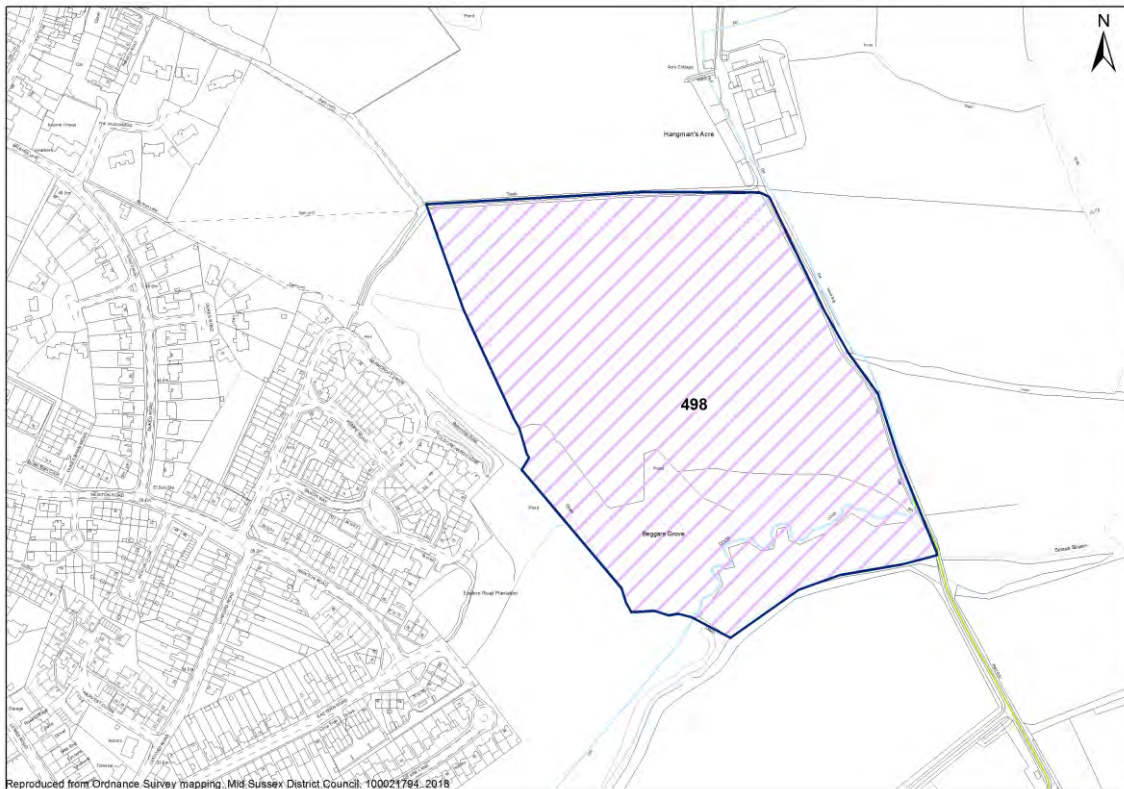
District Plan: Site Selection - Housing

10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Positive	Within 15 minutes walk

District Plan: Site Selection - Housing

Lindfield

ID 498 Land north east of Lindfield



Site Details

Units: 300 Site Area (ha): 14

Part 1 - Planning Constraints

1. Landscape	Negative	Site is within an area classified as "Negligible/Low" in the LUC Capacity Study
2. Flood Risk	Negative	Part of the southern boundary of the site is Flood Zone 2 and 3.
3. Trees	Very Positive	The site is not affected by Ancient Woodland. Tree officer: Perimeter trees and trees in woodland area to south should be retained.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Negative	Site not in control of developer. No access to site.
9. Access	Negative	Access to the site cannot be demonstrated.

Part 3 - Sustainability / Access to Services

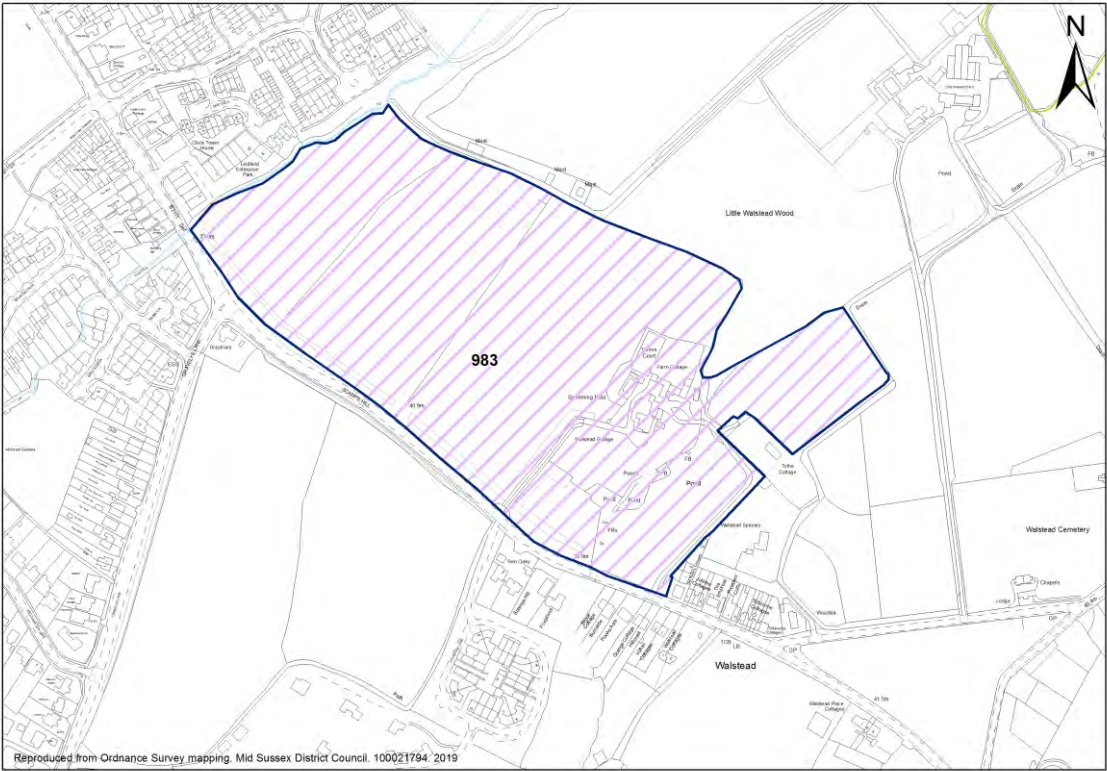
10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	

District Plan: Site Selection - Housing

11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Negative	Over 20 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Lindfield

ID 983 Land at Walstead Grange Scamps Hill Lindfield



Site Details

Units: 270 Site Area (ha): 10

Part 1 - Planning Constraints

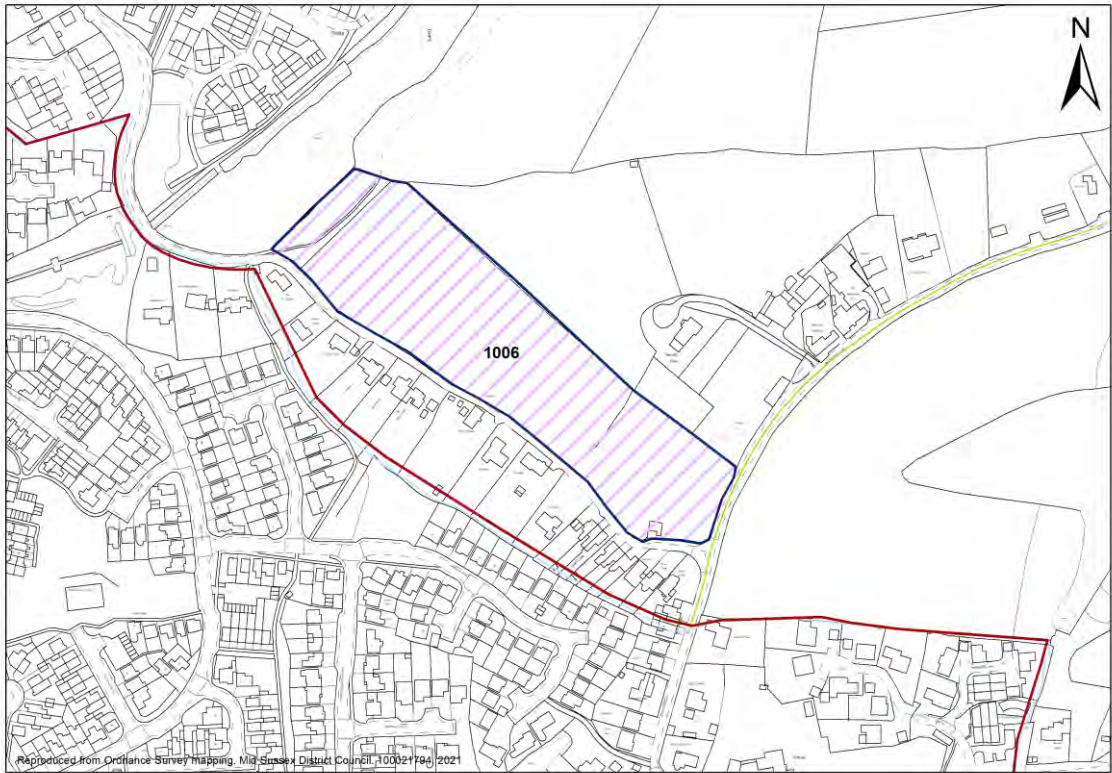
1. Landscape	Negative	The openness of the site makes a contribution to the character and setting of Lindfield. Based on landscape evidence site has low potential in landscape terms.
2. Flood Risk	Neutral	The periphery of the site is partially within Flood Zone 2/3 and parts of the site are within areas of surface water flood risk
3. Trees	Neutral	The site has an extensive boundary with the Little Walstead Wood ancient woodland and the 15m buffer falls within the site. This could influence the developable area of the site
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Negative	Tythe Cottage is a Grade II listed 18th century cottage located in a rural position outside Lindfield. The Cottage is likely to possess historical evidential and illustrative value as a good example of a rural 18th century cottage. It also possesses fortuitous aesthetic value stemming partly from the use of vernacular materials. The rural character of the setting of the Cottage makes a strong positive contribution to the manner in which its historical illustrative and aesthetic value is appreciated. Greyfriars is a grade 11 listed building. As a possible former toll house the adjacent road at Scamps Hill and its relationship with it is an important part of its setting, but as important is its position on the edge of the village.
6. Conservation Areas	Positive	The site contributes to the wider character and setting of the

District Plan: Site Selection - Housing

		approach to Lindfield Conservation Area
7. Archaeology	Neutral	No objection subject to archaeological assessment and mitigation. Before submission of planning application: requires Desk-Based Assessment & walkover & geophysical surveys.
Part 2 - Deliverability Considerations		
8. Availability	Positive	Site promoted to Site Allocations DPD regulation 18 consultation. Site is not in the control of a house builder. Pre - app 2021 with first completions 2023.
9. Access	Positive	Safer access exists but upgrades maybe required for large scale development.
Part 3 - Sustainability / Access to Services		
10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Neutral	Within 20 minutes walk / 30 minutes public transport
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Positive	Within 15 minutes walk

Lindfield

ID	1006	Land to the north of Lyoth Lane, Lindfield
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Site Details

Units:	30	Site Area (ha):	2.23
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Part 1 - Planning Constraints

1. Landscape	Neutral	A Medium capacity rating indicates that there is the potential for limited smaller-scale development to be located in some parts of the character area, so long as there is regard for existing features and sensitivities within the landscape.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Negative	Lyoth Cottage is a Grade II listed early 17th century building located within a row of more recent houses on the western edge of Haywards Heath. The proposed development site is located directly opposite the cottage occupying the field to the north east of Lyoth Lane. It is currently an open field bounded by hedgerows and trees. Although the hedges to both sides of Lyoth Lane provide a degree of screening, the proposed site is a very significant element of the listed building’s setting, being prominent both in views from the Cottage and in the approaches to it along Lyoth Lane. Given the nature of the listed building’s special interest the currently open and rural nature of the site makes a strong positive contribution to the manner in which that special interest is appreciated. Development of the site would have a fundamental impact on its character.The Old Cottage is located to the north west of Lyoth Cottage and appears on 19th

District Plan: Site Selection - Housing

century OS maps located within the same extensive orchards. It appears to be timber framed above a brick plinth, with tile hanging at first floor and brick returns. Possibly dating from the 18th century, I would regard this building as a potential non-designated heritage asset, which has some group value with Lyoth Cottage. The relationship of the site to the non-designated heritage asset and the contribution it makes to its heritage value would be similar to Lyoth Cottage, described above. Likewise, the impact of development on the site would be similar. In terms of the NPPF development on the site would cause a moderate to high level of harm to an asset of a moderate level of interest within the local context

6. Conservation Areas

Very Positive

There are no conservation areas within or adjacent to the site

7. Archaeology

Neutral

No objection subject to archaeological assessment and mitigation. Before submission of planning application: requires Desk-Based Assessment & walkover & geophysical surveys.

Part 2 - Deliverability Considerations

8. Availability

Very Positive

Site has been promoted to Site Allocations DPD Reg 18 consultation. Site is in control of housebuilder, pre application discussion to commence once allocated.

9. Access

Neutral

A suitable access could be provided due to visibility being limited only by vegetation, however the scale of development could result in safety risks unless the surrounding highway network is improved. The site's location is also unlikely to be sustainable without consideration of measures to improve conditions for non-motorised users and access to public transport.

Part 3 - Sustainability / Access to Services

10. Bus Service

Good

Access to Public Transport and/or frequency of Public Transport in this location is fair

10. Train Service

Poor

10. Public Transport

Neutral

11. Main Service Centre

Positive

Within 20 minutes walk / 30 minutes public transport

12. Primary School

Very Positive

Within 10 minutes walk

13. Health

Positive

Within 15 minutes walk

14. Retail

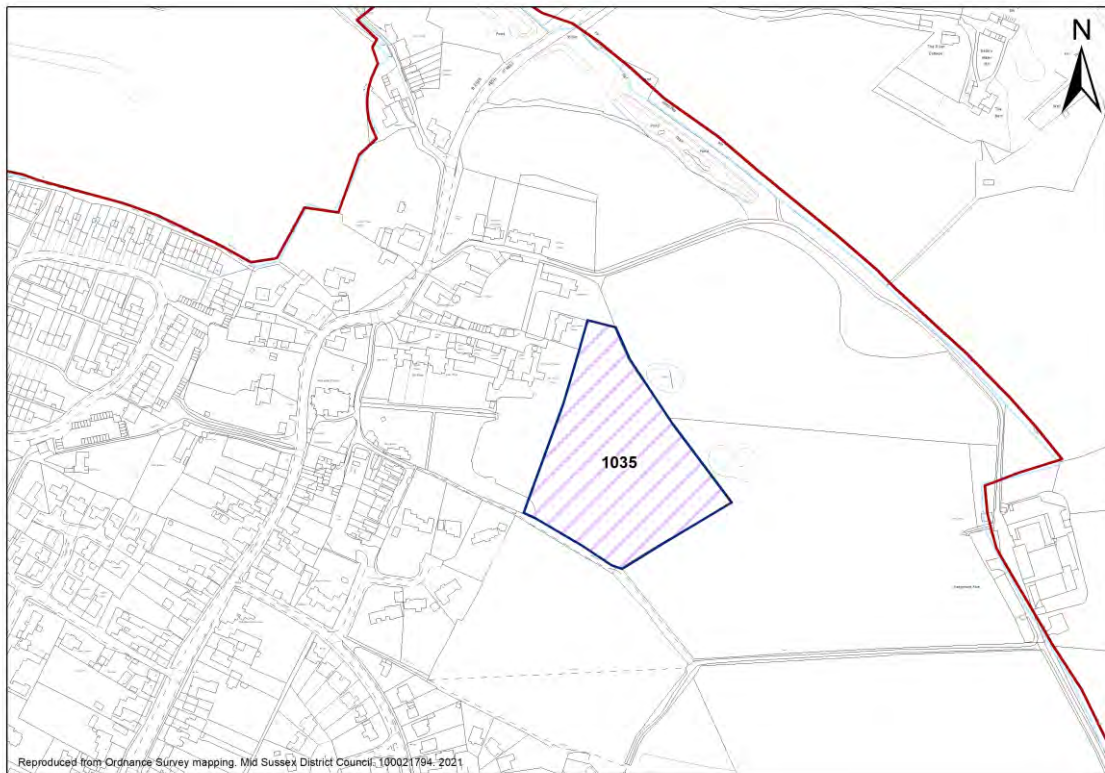
Positive

Within 15 minutes walk

District Plan: Site Selection - Housing

Lindfield

ID 1035 Land east of Old Place Cottage, High Street



Site Details

Units: 40 Site Area (ha): 1.80

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	site not within or adjacent to designated site
5. Listed Buildings	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact
6. Conservation Areas	Neutral	Site is within/close to a conservation area, Less than substantial harm – Medium impact
7. Archaeology	Neutral	Moderate impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Negative	Access may be achieved through 3rd party land (no agreement in place).

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	

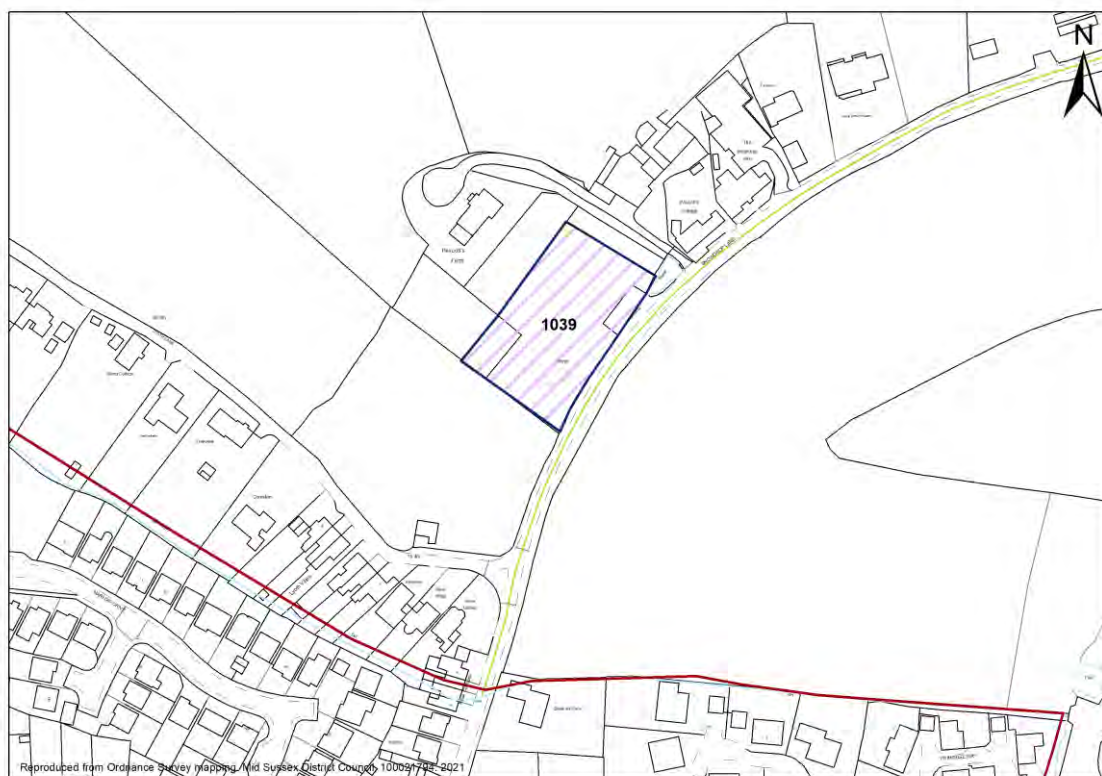
District Plan: Site Selection - Housing

11. Main Service Centre	Very Positive	Within 10 minutes walk
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

Lindfield

ID 1039 Land to the east of Pascotts Farm Snowdrop Lane, Lindfield



Site Details

Units: 3 Site Area (ha): 0.30

Part 1 - Planning Constraints

1. Landscape	Neutral	Medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries,
4. Biodiversity	Very Positive	site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site will become available for development during the plan period
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway

Part 3 - Sustainability / Access to Services

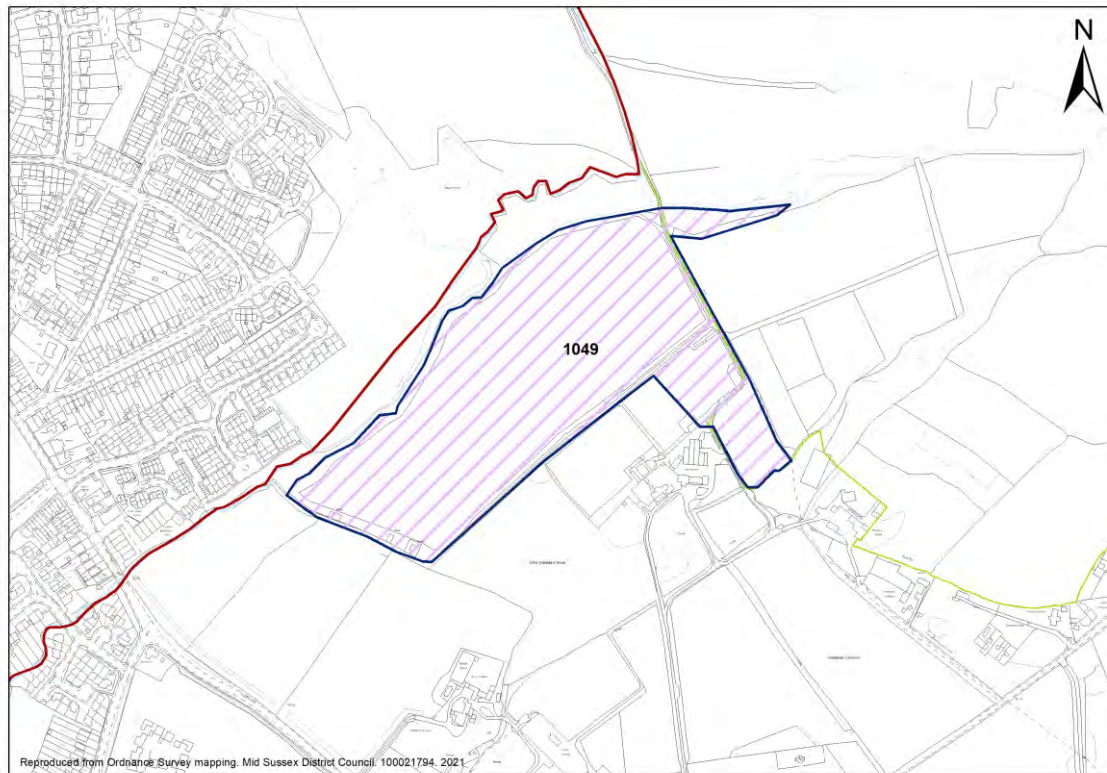
10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	Journey likely by car only(greater than 20 minutes walk / 30
11. Main Service Centre	Negative	

District Plan: Site Selection - Housing

		minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Positive	Within 15 minutes walk
14. Retail	Positive	Within 15 minutes walk

Lindfield

ID 1049 Little Walstead Farm, (north parcel only), Lindfield



Site Details

Units: 300 Site Area (ha): 9.95

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk
3. Trees	Neutral	Site is partially affected by ancient woodland and/or Ancient and/or Veteran Trees. Development of the site would result in some harm, but mitigation is required.
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Negative	Listed buildings are present on/within proximity of the site. The loss of open fields which wrap around, and/ or form a significant part of the Listed Buildings' setting will fundamentally alter their character, which would become suburbanised, removing and reversing this currently positive contribution to the special interest. The Listed Buildings impacted are Little Walstead Farm, Grade II*, Greyfriars, Grade II and Tythe Cottage, Grade II) with NPPF: Less than substantial, low to high impact concluded.
6. Conservation Areas	Neutral	Lindfield Conservation Area: Residential development on the proposed site is likely to have a negative impact on the currently partly rural character of longer views looking east from the Common across the buildings immediately surrounding the open space- these views contribute to an appreciation of the original nature of the development of Lindfield as a village closely connected to the surrounding countryside. NPPF: Less than substantial, mid.
7. Archaeology	Very Positive	No impact on archaeological asset

District Plan: Site Selection - Housing

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Very Negative	No means/prospect of achieving suitable and safe access or approach to the site.

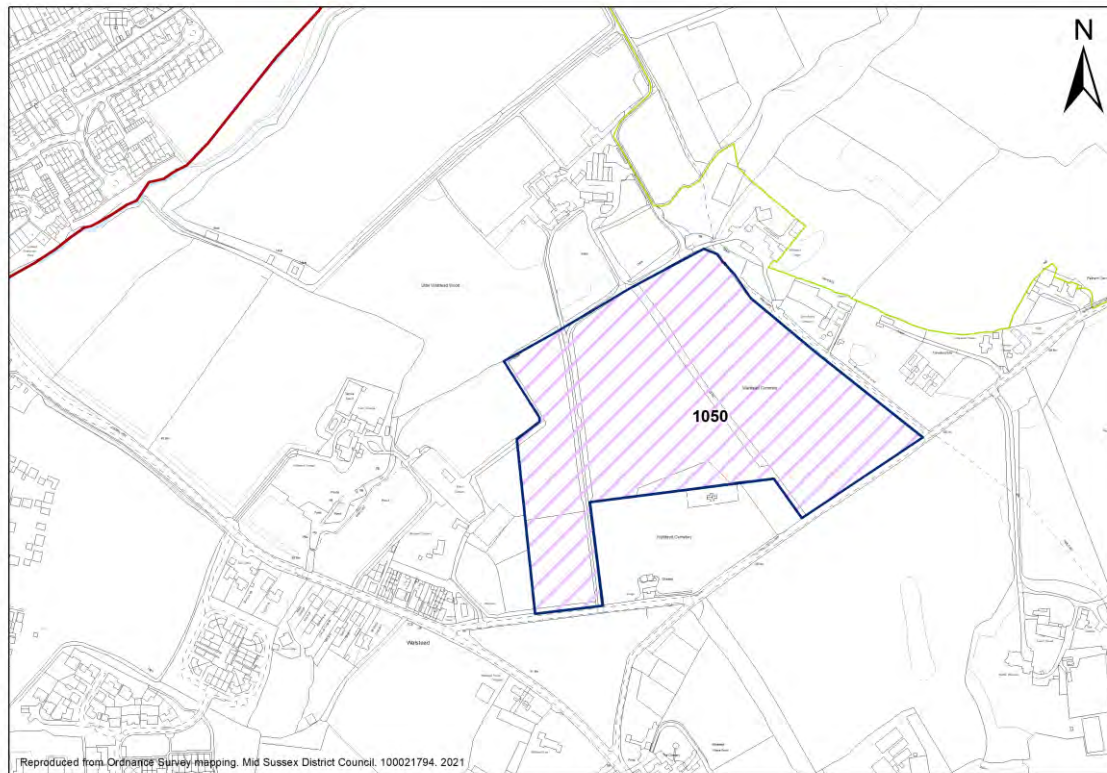
Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

District Plan: Site Selection - Housing

Lindfield

ID 1050 Little Walstead Farm, (south parcel only), Lindfield



Site Details

Units: 237 Site Area (ha): 7.89

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Neutral	Site is adjacent to Flood Zone 2/3, potential future flood risk
3. Trees	Neutral	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved.
4. Biodiversity	Neutral	Site is within or adjacent/in proximity to an LWS
5. Listed Buildings	Negative	Listed buildings are present on/within proximity of the site. The loss of open fields which form a significant part of the Listed Buildings' setting and/ or views will fundamentally alter their character, which would become suburbanised, removing and reversing this currently positive contribution to the special interest. The Listed Buildings impacted are Little Walstead Farm, Grade II*, Nether Walstead, Grade II and Tythe Cottage, Grade II) with NPPF: Less than substantial, medium to high impacts concluded.
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
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District Plan: Site Selection - Housing

9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rd party land (agreement in place). Site approach would require improvements to accommodate further development, which could be achieved
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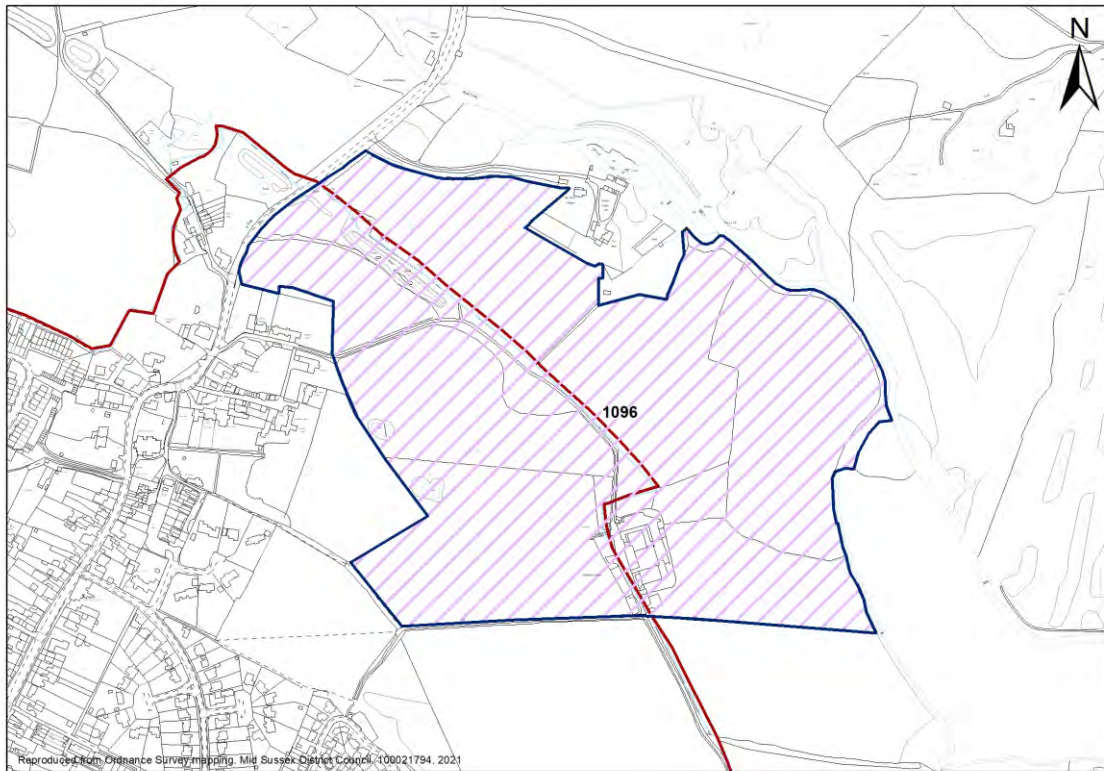
Part 3 - Sustainability / Access to Services

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

District Plan: Site Selection - Housing

Lindfield

ID 1096 Land at Hangmans Acre Farm Lindfield



Site Details

Units: 450 Site Area (ha): 27.92

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Neutral	Site has small areas within Flood Zone 2/3, no known historic events
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact
6. Conservation Areas	Neutral	Site is within/close to a conservation area, Less than substantial harm – Medium impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway

Part 3 - Sustainability / Access to Services

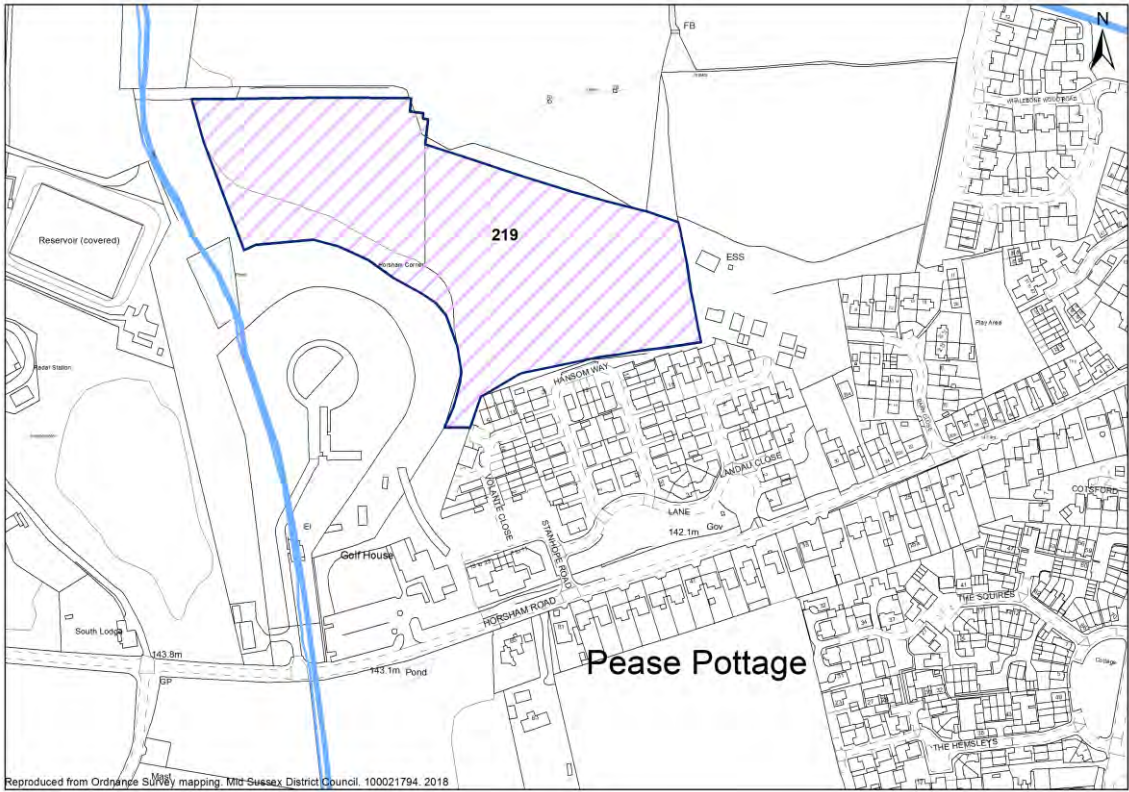
10. Bus Service	Poor	Access to Public Transport and/or frequency of Public Transport in this location is poor
10. Train Service	Poor	
10. Public Transport	Negative	

District Plan: Site Selection - Housing

11. Main Service Centre	Positive	Within 15 minutes walk / 20 minutes public transport
12. Primary School	Negative	Over 20 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Pease Pottage

ID 219 Land at former Driving Range, Horsham Road, Pease Pottage



Site Details

Units: 75 Site Area (ha): 3.97

Part 1 - Planning Constraints

1. Landscape	Negative	Moderate impact on the AONB
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Negative	Site is partially affected by ancient woodland and/or Ancient and/or Veteran Trees. Development of the site would result in some harm, but mitigation is required. Retain perimeter trees and woodland.
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site –No impac
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site –No impact
7. Archaeology	Very Positive	concluded that impact can be mitigatedNo impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Very Positive	Site in control of housbuilder. The site is available for development within 5 years
9. Access	Very Positive	No known constraints to access and site approach to accommodate development

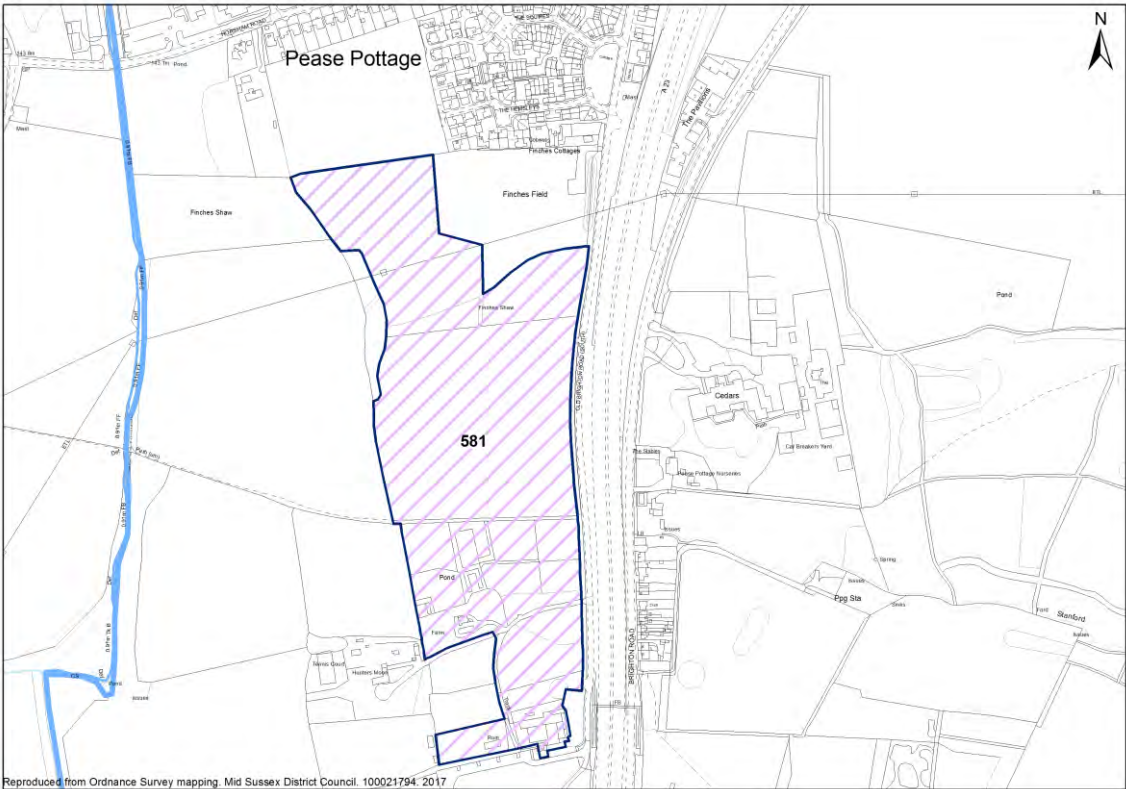
Part 3 - Sustainability / Access to Services

District Plan: Site Selection - Housing

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Pease Pottage

ID 581 Woodhurst Farmhouse, Old Brighton Road South, Pease Pottage



Site Details

Units: 200 Site Area (ha): 11.73

Part 1 - Planning Constraints

1. Landscape	Very Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Negative	Strip of Ancient Woodland and associated buffer runs across the site. This will reduce the developable area of the site.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site

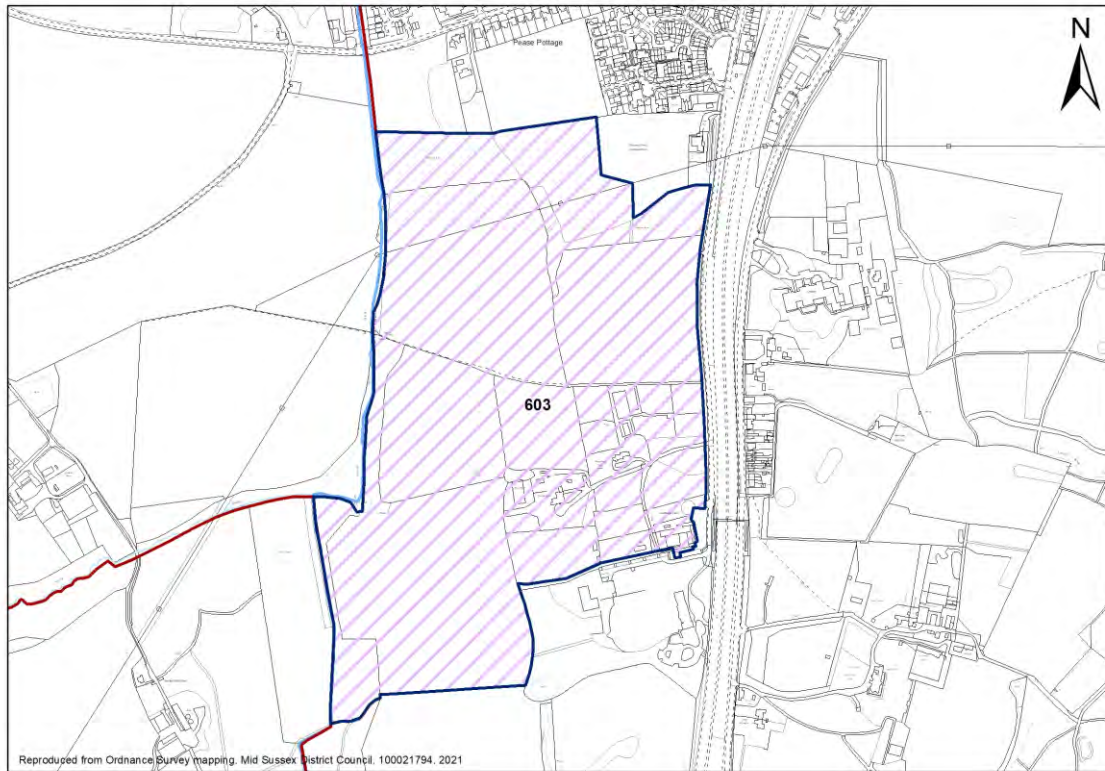
District Plan: Site Selection - Housing

6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.
Part 2 - Deliverability Considerations		
8. Availability	Very Positive	Site is in control of a housebuilder.
9. Access	Positive	Existing access although suitability for larger-scale development would need to be assessed.
Part 3 - Sustainability / Access to Services		
10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

District Plan: Site Selection - Housing

Pease Pottage

ID 603 Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage



Site Details

Units: 620 Site Area (ha): 38.93

Part 1 - Planning Constraints

1. Landscape	Very Negative	High impact on the AONB/ Likely major development in the AONB with no identified exceptional circumstances
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Negative	Site is partially affected by ancient woodland and/or Ancient and/or Veteran Trees. Development of the site would result in some harm, but mitigation is required.
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Positive	Site in control of housebuilder
9. Access	Positive	Existing access although suitability for larger-scale development would need to be assessed.

Part 3 - Sustainability / Access to Services

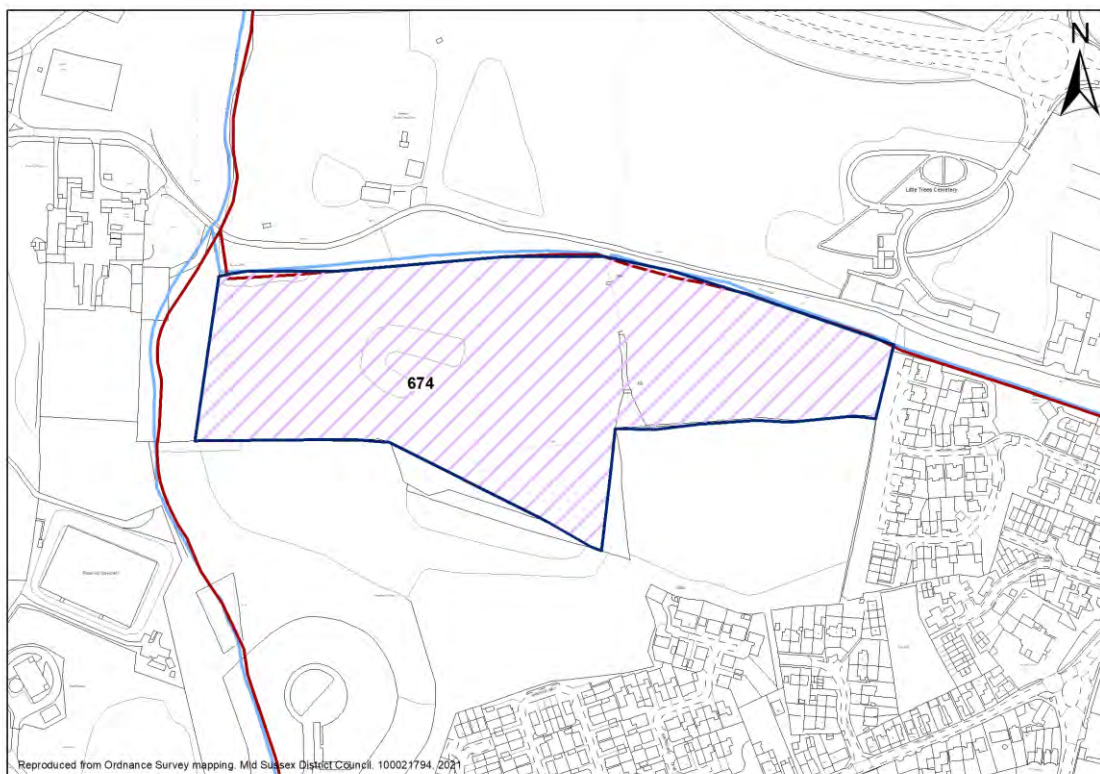
10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	

District Plan: Site Selection - Housing

11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Neutral	Within 20 minutes walk

Pease Pottage

ID 674 Land north of Pease Pottage, West of Old Brighton Road, Pease Pottage



Site Details

Units: 180 Site Area (ha): 7.5

Part 1 - Planning Constraints

1. Landscape	Very Negative	High impact on the AONB/ Likely major development in the AONB with no identified exceptional circumstances
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Neutral	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved. Ancient Woodland buffer in part of site. Important group of trees in centre of site.
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site –No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site –No impact
7. Archaeology	Very Positive	The site is available for development within 5 years

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rdparty land (agreement in place).

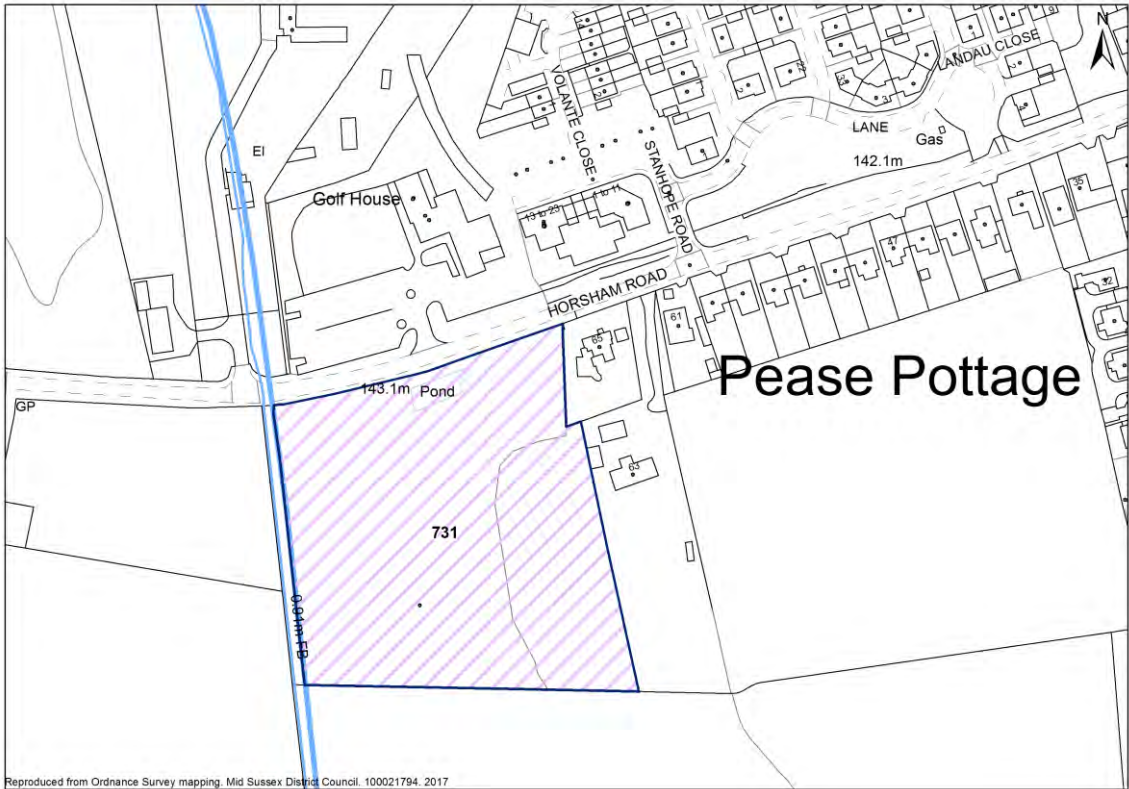
Part 3 - Sustainability / Access to Services

District Plan: Site Selection - Housing

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Pease Pottage

ID 731 Land to west of 63 Horsham Road, Pease Pottage



Site Details

Units: 5 Site Area (ha): 1.76

Part 1 - Planning Constraints

1. Landscape	Very Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Negative	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. Site is affected by significant amount of ancient woodland and/or Ancient and/or Veteran Trees. Development of the site would result in direct loss or harm which cannot be mitigated.

District Plan: Site Selection - Housing

4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

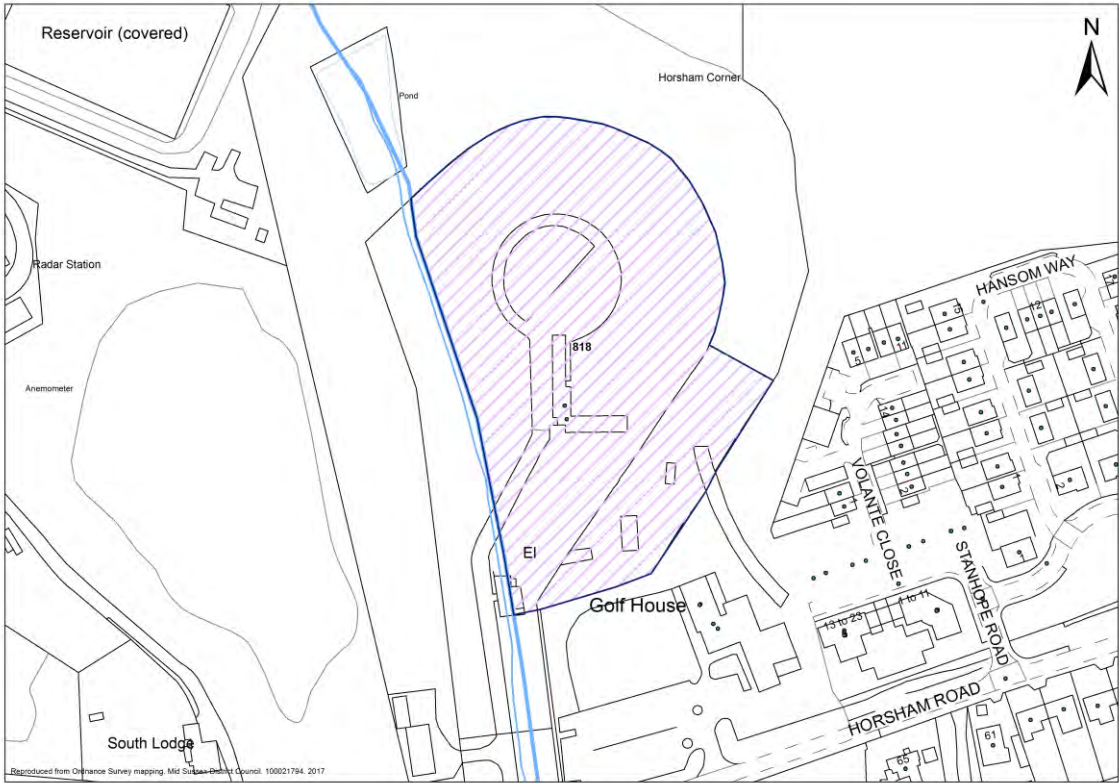
8. Availability	Very Positive	Site is in control of housebuilder. Planning application after allocation. The site has been described as unmanaged woodland and yet is open within the site. Woodland only exists to the front (north) and western boundaries. An access track already goes
9. Access	Very Negative	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.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Pease Pottage

ID	818	Land north of the Former Golf House, Horsham Road, Pease Pottage
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Site Details

Units:	43	Site Area (ha):	1.7
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Part 1 - Planning Constraints

1. Landscape	Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

District Plan: Site Selection - Housing

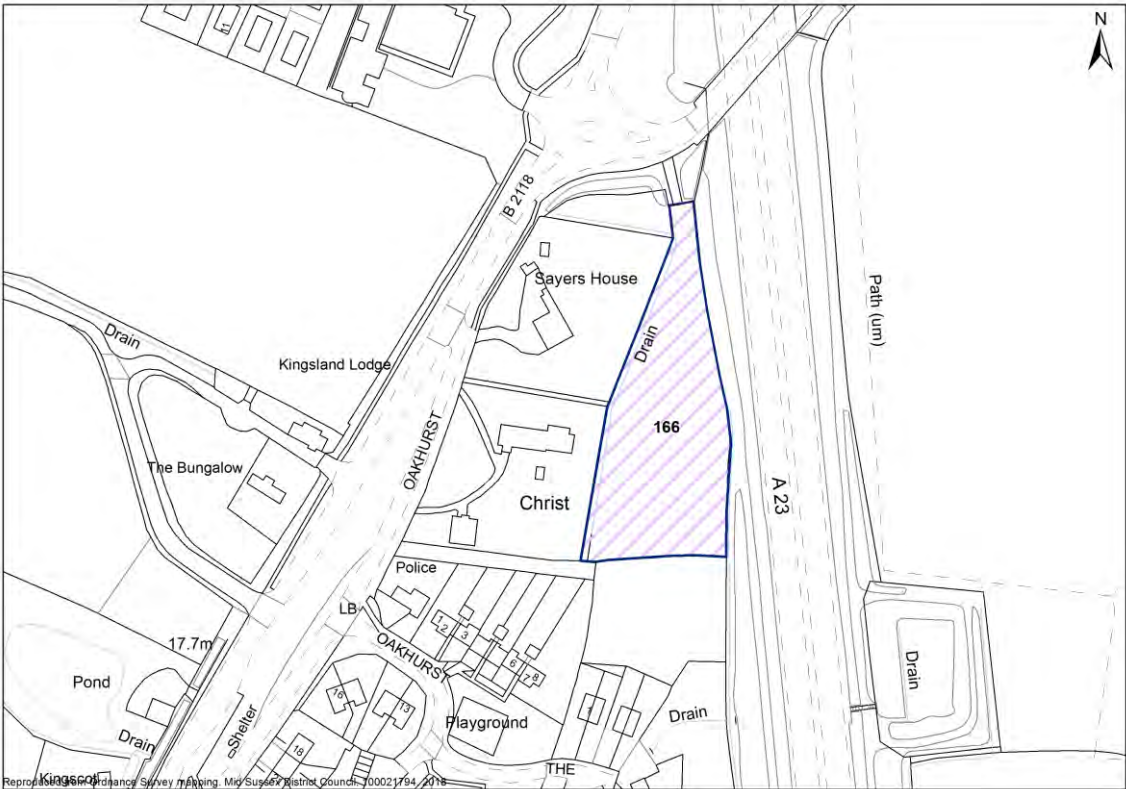
8. Availability	Very Positive	Site in control of housebuilder.
9. Access	Very Positive	Safe access to site already exists.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Sayers Common

ID 166 Land north of Oaklands, Sayers Common



Site Details

Units: 12 Site Area (ha): 0.5

Part 1 - Planning Constraints

1. Landscape	Neutral	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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site

Part 2 - Deliverability Considerations

8. Availability	Negative	Option as part of larger site which does not conform to District Plan strategy.
9. Access	Very Positive	Safe access to site already exists

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	

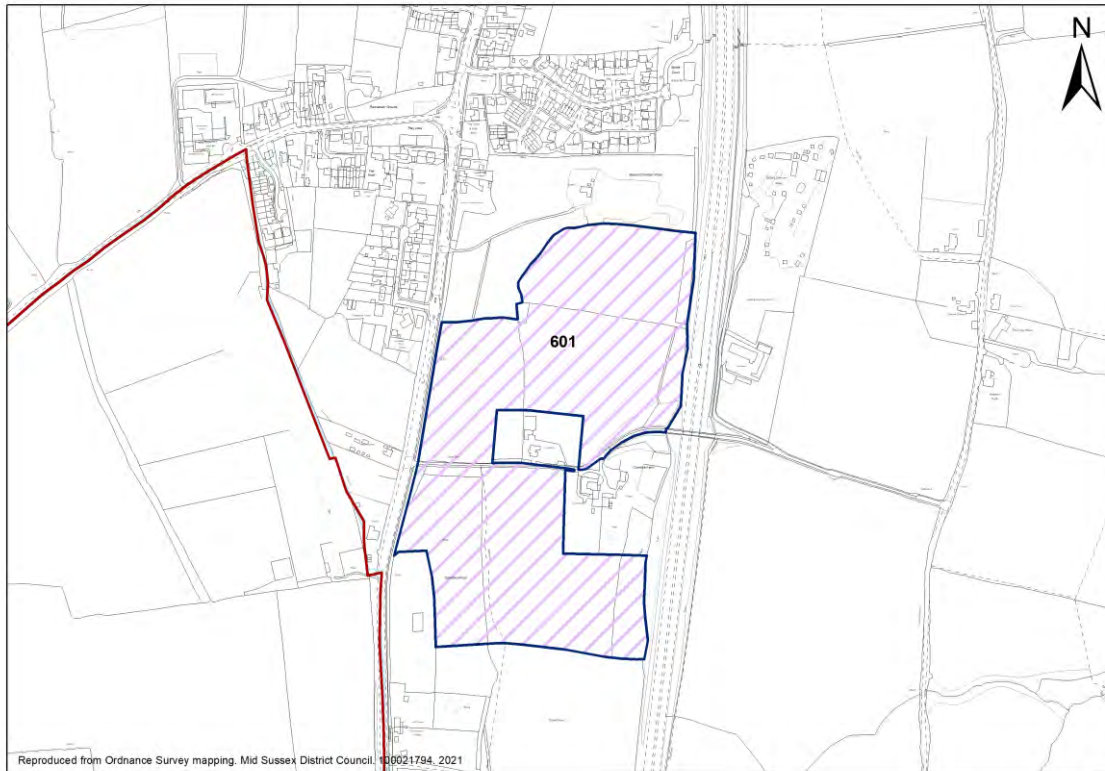
District Plan: Site Selection - Housing

10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

District Plan: Site Selection - Housing

Sayers Common

ID 601 Land at Coombe Farm, London Road, Sayers Common



Site Details

Units: 210 Site Area (ha): 14.2

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Negative	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved.
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm –Medium impact (TBC)
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site –No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Negative	Site approach would require improvements to accommodate further development, which could be achieved.

Part 3 - Sustainability / Access to Services

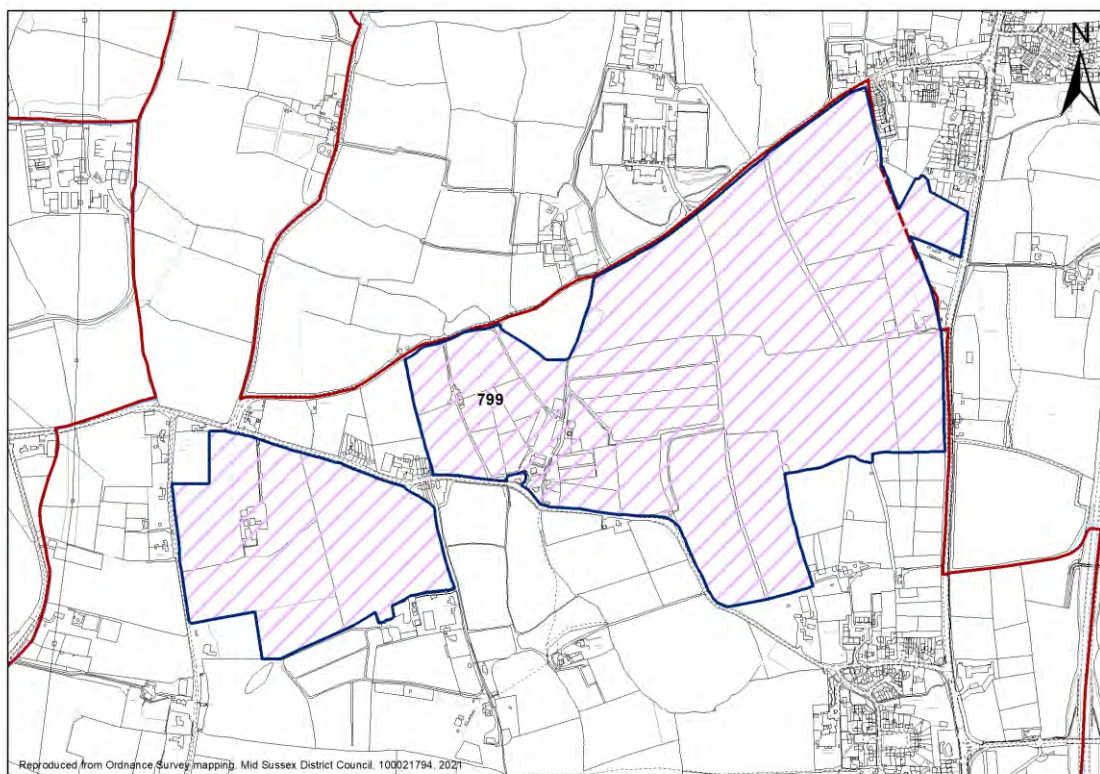
10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	

District Plan: Site Selection - Housing

10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Sayers Common

ID 799 Land south of Reeds Lane, Albourne



Site Details

Units: 1850 Site Area (ha): 88.5

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Negative	<p>Listed buildings are present on/within proximity of the site, Less than substantial harm –High impact. Wellington Cottage: Residential development of this substantial site, which straddles Henfield Road and would sit on two sides of Wellington Cottage to the north east and the south west, would have a fundamental impact on the character of a large part of the listed building's setting, including the approaches to it from both east and west along Henfield Road, and along the PROW which runs from the south past the eastern edge of one part of the site to Henfield Road, as well as views of and from the listed building. This would be significantly detrimental to the positive contribution which setting currently makes to the special interest of the heritage asset. NPPF: Less than substantial, high.</p> <p>Westhouse Farm: residential development on the site would fundamentally alter its currently open and rural character, removing and reversing the currently positive contribution which it makes to the setting of the historic farmstead, and causing harm to the manner in which the special interest of the associated heritage assets is appreciated. NPPF: Less than substantial, mid-high.</p>

District Plan: Site Selection - Housing

North & South Pottersfield Cottage: Residential development on this substantial site would fundamentally alter its character, such that it would become suburbanised. This would remove and reverse the positive contribution which it currently makes to a significant part of the setting and special interest of North and South Pottersfield Cottages and would potentially affect views from the building and its immediate setting, as well as the character of the approaches to it along the PROW. NPPF: Less than substantial, mid-high.

Combe Farm House: Residential development on the site would have a fundamental impact on its character, which would become suburbanised. Although there is a degree of physical and possibly visual (in the form of screening by trees) separation between the site and the historic farmstead at Combe Farm, the site forms a significant part of its wider setting and affects the character of the approach to it along London Road. Development of the site would remove and reverse the positive contribution which it currently makes to the wider setting of the historic farmstead and this impact would be exacerbated by the size of the site in question. NPPF: Less than substantial, low-mid.

6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site –No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

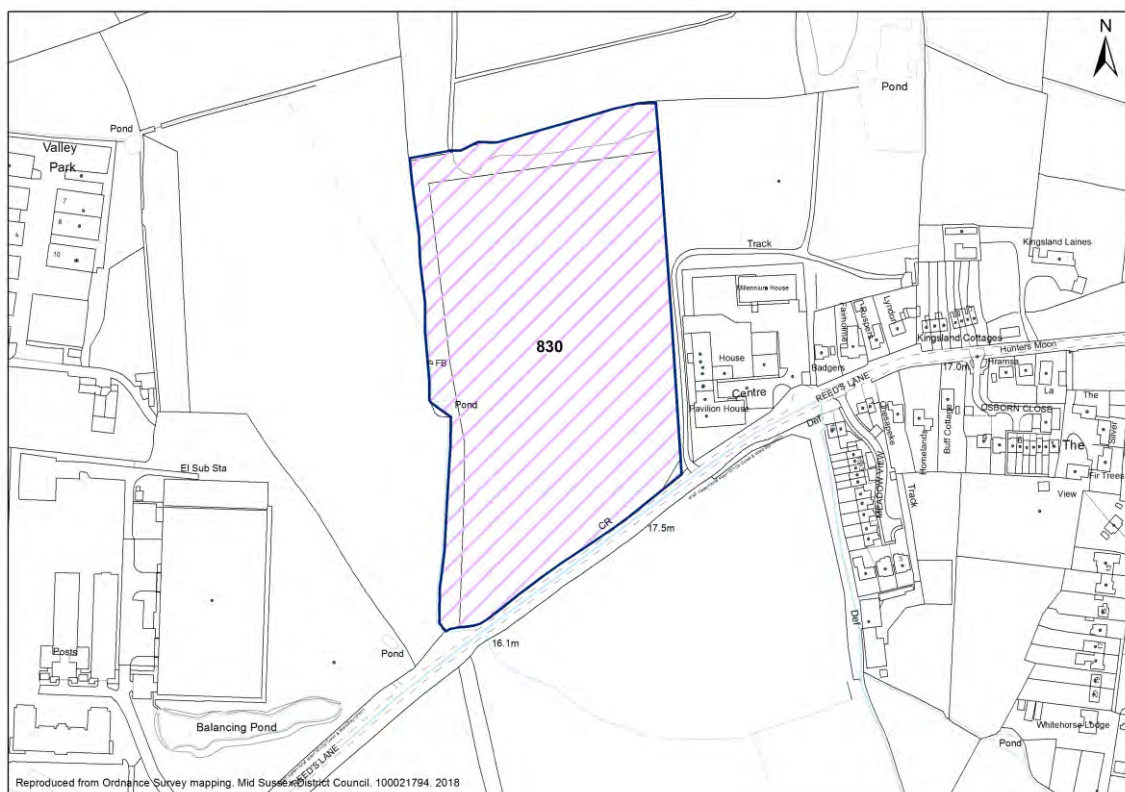
8. Availability	Positive	The site will become available for development during the plan period
9. Access	Negative	Site approach would require improvements to accommodate further development, achievability is uncertain.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair. Acknowledge significant site will bring PT improvements.
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

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. Landscape	Neutral	The site is screened by mature trees to the North, South and west. The Kings Business Centre lies to the east of the site. 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.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland. Tree Officer: Retain frontage trees where possible.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	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.

Part 2 - Deliverability Considerations

8. Availability	Very Positive	House builder has control over the site. Outline application April 2021. First completions September 2022.
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District Plan: Site Selection - Housing

9. Access

Neutral

Site approach would require improvements to accommodate further development, which could be achieved point would be considered suitable.

Part 3 - Sustainability / Access to Services

10. Bus Service

Good

10. Train Service

Poor

Access to Public Transport and/or frequency of Public Transport in this location is fair

10. Public Transport

Neutral

11. Main Service Centre

Negative

Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)

12. Primary School

Negative

Over 20 minutes walk

13. Health

Negative

Over 20 minutes walk

14. Retail

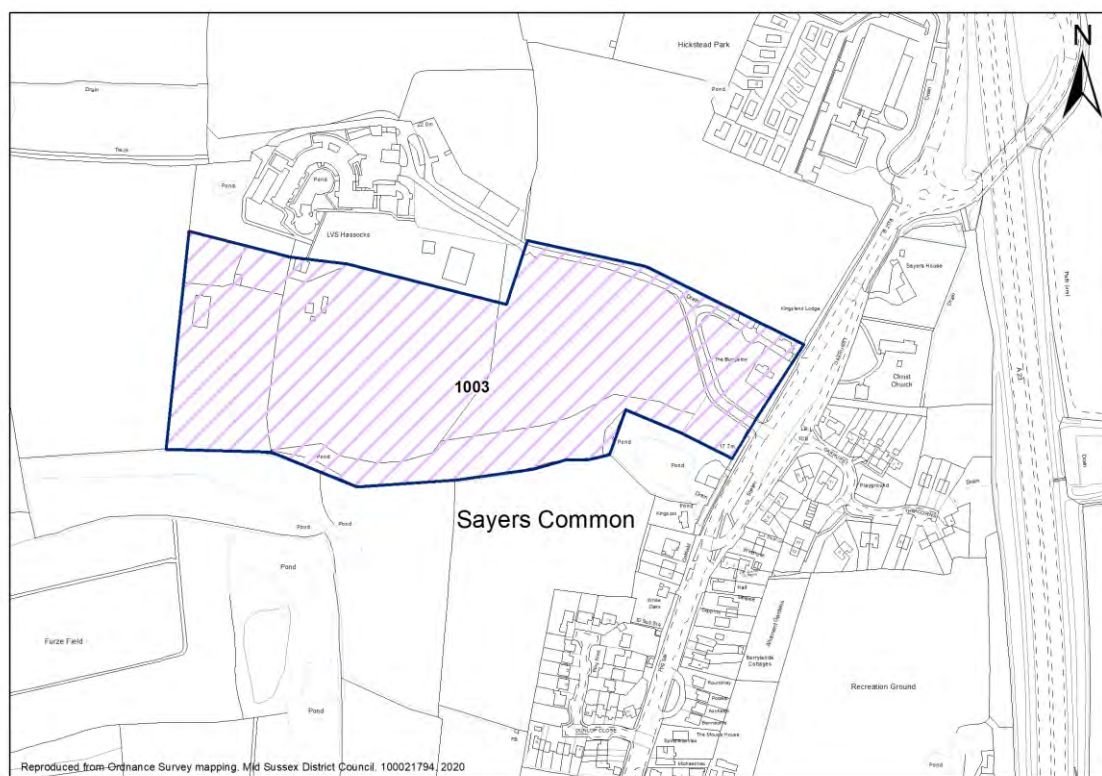
Positive

Within 15 minutes walk

District Plan: Site Selection - Housing

Sayers Common

ID 1003 Land to South of LVS Hassocks, London Road, Sayers Common



Site Details

Units: 120 Site Area (ha): 6.4

Part 1 - Planning Constraints

1. Landscape	Negative	Development is likely to have an adverse effect on most of the character area and while smaller development may be possible in a very few locations within the character area, it will not be suitable for strategic scale development.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk
3. Trees	Very Positive	The site is not affected by Ancient Woodland. Tree Officer: Retain trees along rear boundary where possible.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Neutral	No objection subject to archaeological assessment and mitigation. Before submission of planning application: requires Desk-Based Assessment & walkover & geophysical surveys.

Part 2 - Deliverability Considerations

8. Availability	Positive	Site promoted through the Site Allocations DPD Reg 18 consultation. Site has been promoted to Site Allocations DPD Reg 18 consultation. Site not in the control of housebuilder, intention to market site once gained planning consent.
9. Access	Very Positive	Safe access to site already exists.

District Plan: Site Selection - Housing

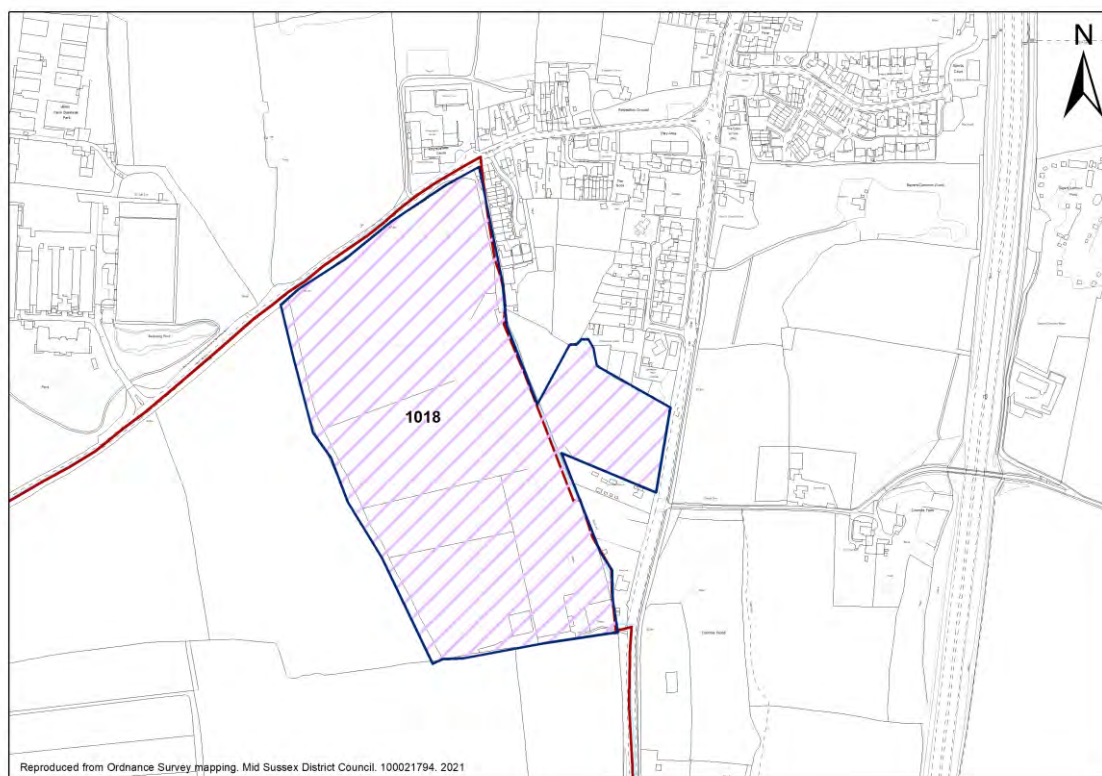
Part 3 - Sustainability / Access to Services

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

Sayers Common

ID 1018 Extension south west of Meadow View, Sayers Common



Site Details

Units: 0 Site Area (ha): 14.32

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries. Retain hedgerow and frontage trees where possible.
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Very Positive	Site in control of housebuilder
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30

District Plan: Site Selection - Housing

12. Primary School	Neutral	minutes public transport)
13. Health	Negative	Within 20 minutes walk
14. Retail	Very Positive	Over 20 minutes walk
		Within 10 minutes walk/Expected to be provided on-site

Sayers Common

ID 1026 Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common



Site Details

Units: 33 Site Area (ha): 1.5

Part 1 - Planning Constraints

1. Landscape	Neutral	Medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries. Significant line of what appear to be oaks through southern part of site. Retain perimeter trees.
4. Biodiversity	Very Positive	site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	

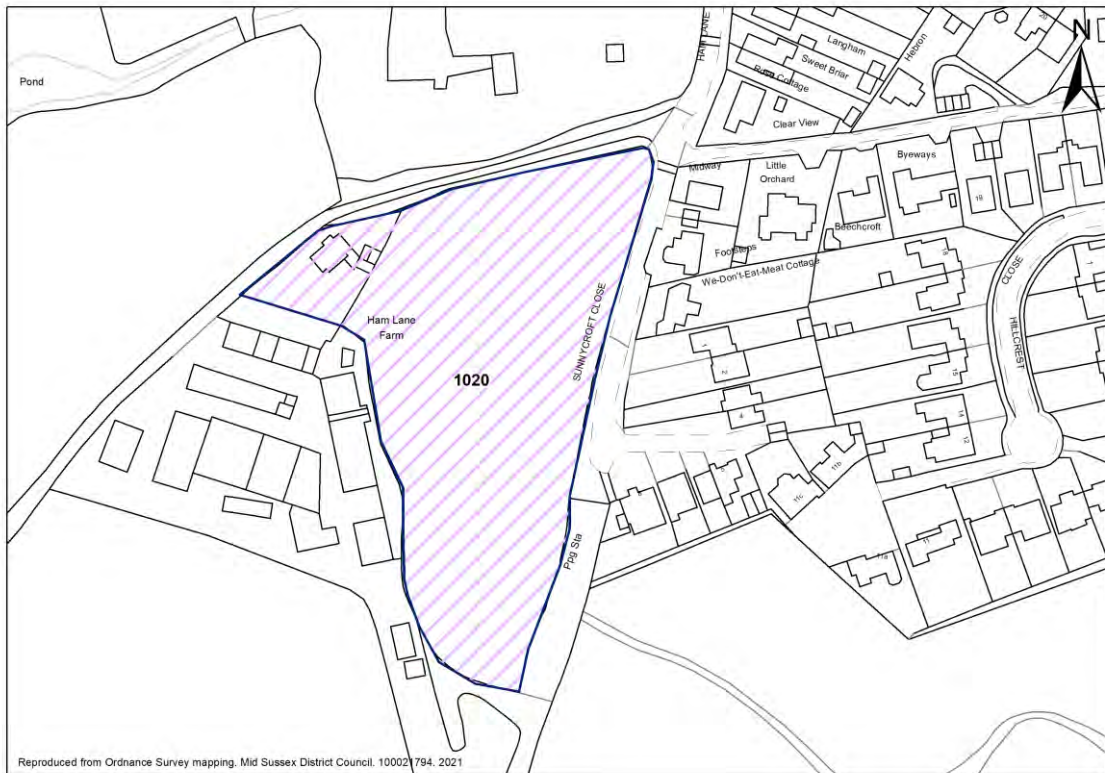
District Plan: Site Selection - Housing

11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Neutral	Within 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

District Plan: Site Selection - Housing

Scaynes Hill

ID 1020 Ham Lane Farm House, Ham Lane Scaynes Hill



Site Details

Units: 30 Site Area (ha): 1.04

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Southern part of Site is within 15m of Ancient Woodland and protected trees (TPO Group) in close proximity to east and north. Trees along boundaries.
4. Biodiversity	Neutral	Site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Very Positive	No known constraints to access and site approach to accommodate development

Part 3 - Sustainability / Access to Services

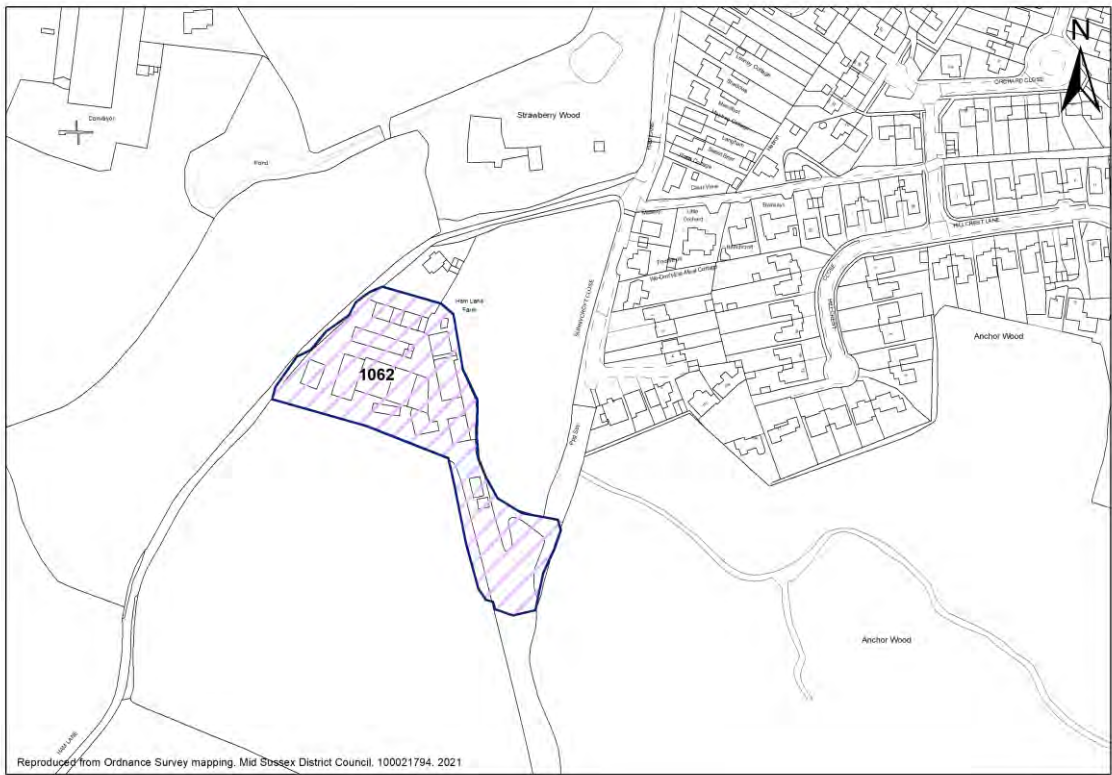
10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	

District Plan: Site Selection - Housing

11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Scaynes Hill

ID 1062 The Yard at Ham Lane Farm, Scaynes Hill



Site Details

Units: 20 Site Area (ha): 0.84

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Positive	Site access exists and minor improvements are required to provide a suitable and safe site approach

Part 3 - Sustainability / Access to Services

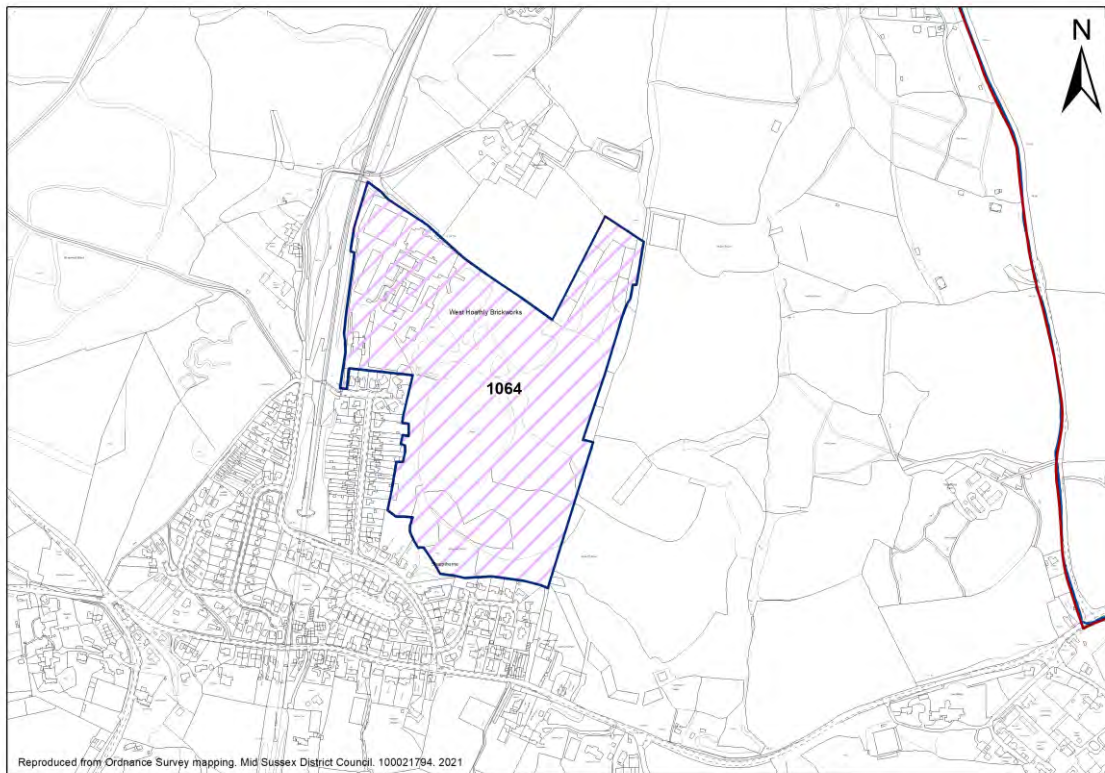
10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	Journey likely by car only(greater than 20 minutes walk / 30
11. Main Service Centre	Negative	

District Plan: Site Selection - Housing

		minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Sharpthorne

ID **1064** **West Hoathly (Ibstock) Brickworks Large site, Sharpthorne**



Site Details

Units: **150** Site Area (ha): **16.90**

Part 1 - Planning Constraints

1. Landscape	Very Negative	High impact on the AONB/ Likely major development in the AONB with no identified exceptional circumstances
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Negative	Site is partially affected by ancient woodland and/or Ancient and/or Veteran Trees. Development of the site would result in some harm, but mitigation is required.
4. Biodiversity	Negative	Site is adjacent/in proximity to a SSSI (small parcel of SSSI in south east corner of site)
5. Listed Buildings	Very Positive	No Listed buildings on/near the site – No impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Neutral	Moderate impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Positive	Site access exists and minor improvements are required to provide a suitable and safe site approach

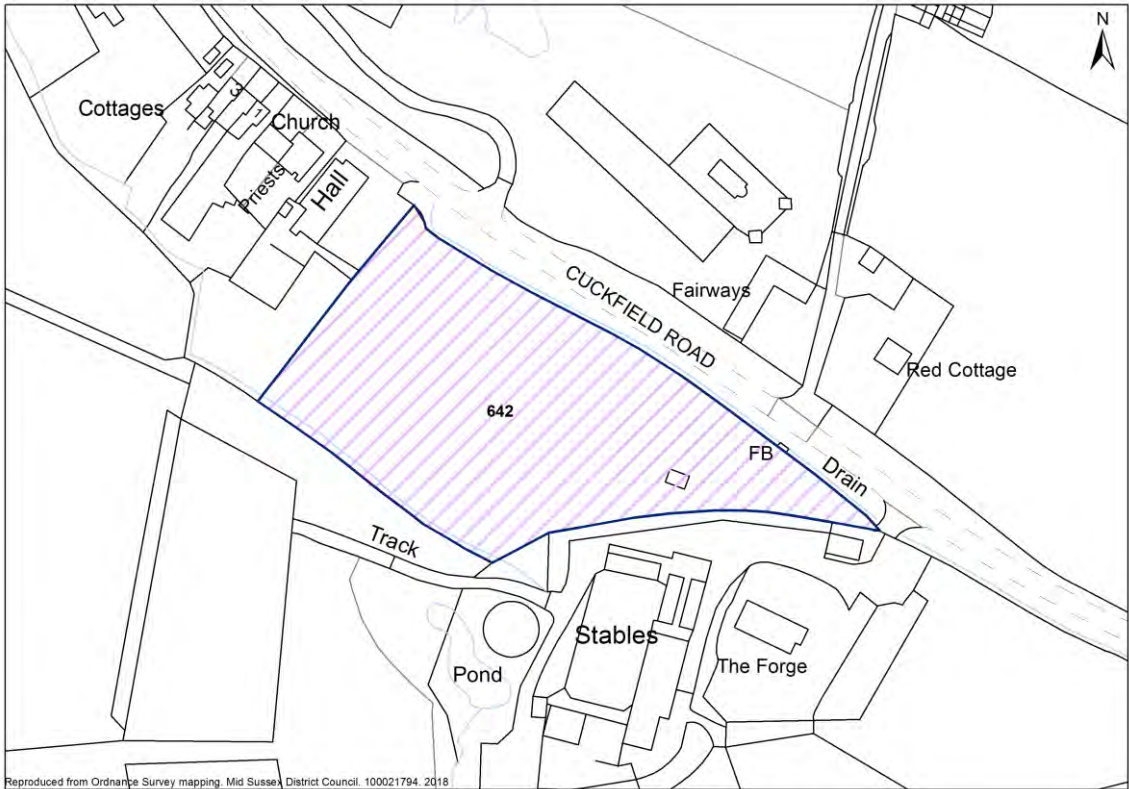
Part 3 - Sustainability / Access to Services

District Plan: Site Selection - Housing

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Neutral	Within 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

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. Landscape	Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	Barnhall Cottages, Cuckfield Road, development on it is likely to

District Plan: Site Selection - Housing

		have a neutral impact on their special interest. NPPF: NO HARM
6. Conservation Areas	Negative	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	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

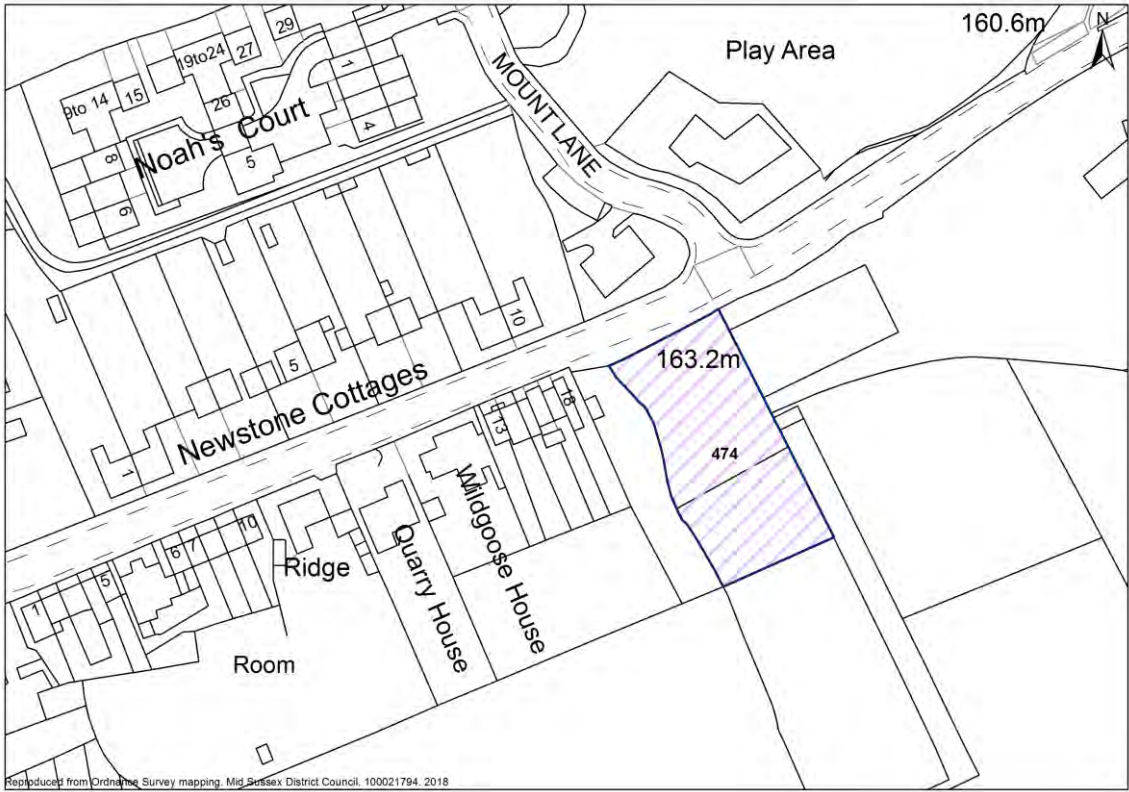
8. Availability	Positive	No housebuilder control indicated but full application submission June 2019.
9. Access	Positive	Safe access is not available but potential exists to easily gain access.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

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. Landscape	Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Positive	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 Areas	Positive	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

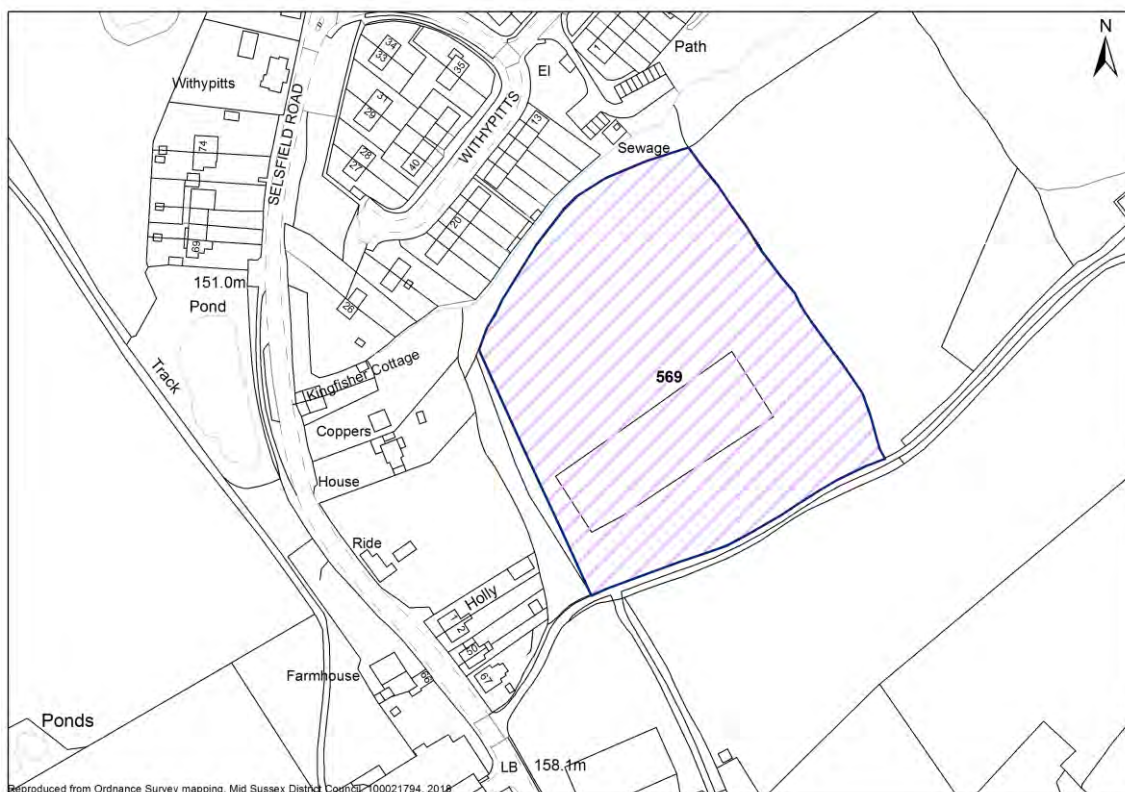
District Plan: Site Selection - Housing

		along East Street. NPPF: LSH, LOW
7. Archaeology	Very Positive	No objection. Archaeological assessment and mitigation not required.
Part 2 - Deliverability Considerations		
8. Availability	Positive	Site not in control of housebuilder. Subject to allocation, development to be complete within 5 years of allocation.
9. Access	Very Positive	Access could be gained from East Street.
Part 3 - Sustainability / Access to Services		
10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

District Plan: Site Selection - Housing

Turners Hill

ID 569 Land rear of Withypitts, Selsfield Road, Turners Hill



Site Details

Units: 45 Site Area (ha): 1.72

Part 1 - Planning Constraints

1. Landscape	Negative	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	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Very Positive	There are no listed buildings within or adjacent to the site
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Negative	No housebuilder or agent promoting the site.
9. Access	Very Negative	There is potentially access off Selsfield road, however the access road would need work to make it suitable for increased traffic,

District Plan: Site Selection - Housing

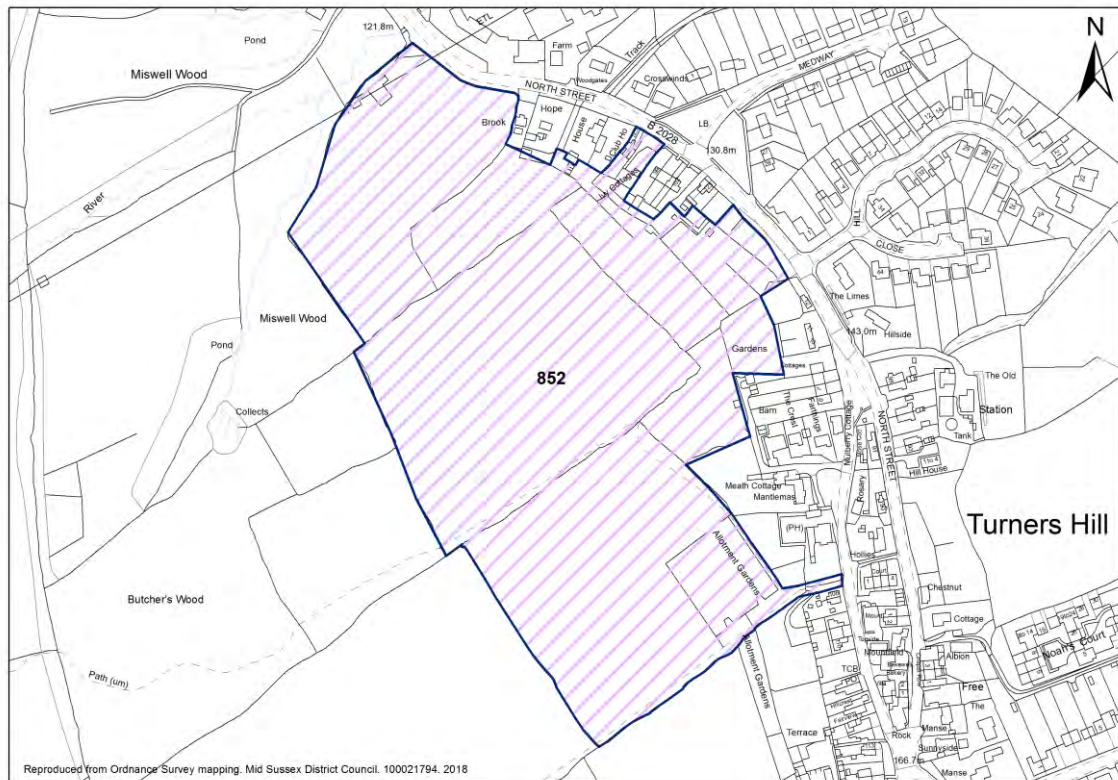
because at present it is single lane. The access is also under separate ownership (on site visit the owner of track made clear he would not wish to release track for access at present time). Another potential limitation is that the access road would also be close to current residential buildings to the west of the site.

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Turners Hill

ID 852 Land north of Old Vicarage Field, Lion Lane, Turners Hill



Site Details

Units: 125 Site Area (ha): 9

Part 1 - Planning Constraints

1. Landscape	Negative	Site is within an area assessed in the LUC Capacity Study as having low landscape capacity, with substantial sensitivity and value.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	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. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Negative	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 Areas	Negative	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	Neutral	No objection subject to archaeological assessment and mitigation. Before submission of planning application: archaeological field

District Plan: Site Selection - Housing

evaluation to take place (geophysical survey), to inform an archaeological mitigation strategy.

Part 2 - Deliverability Considerations

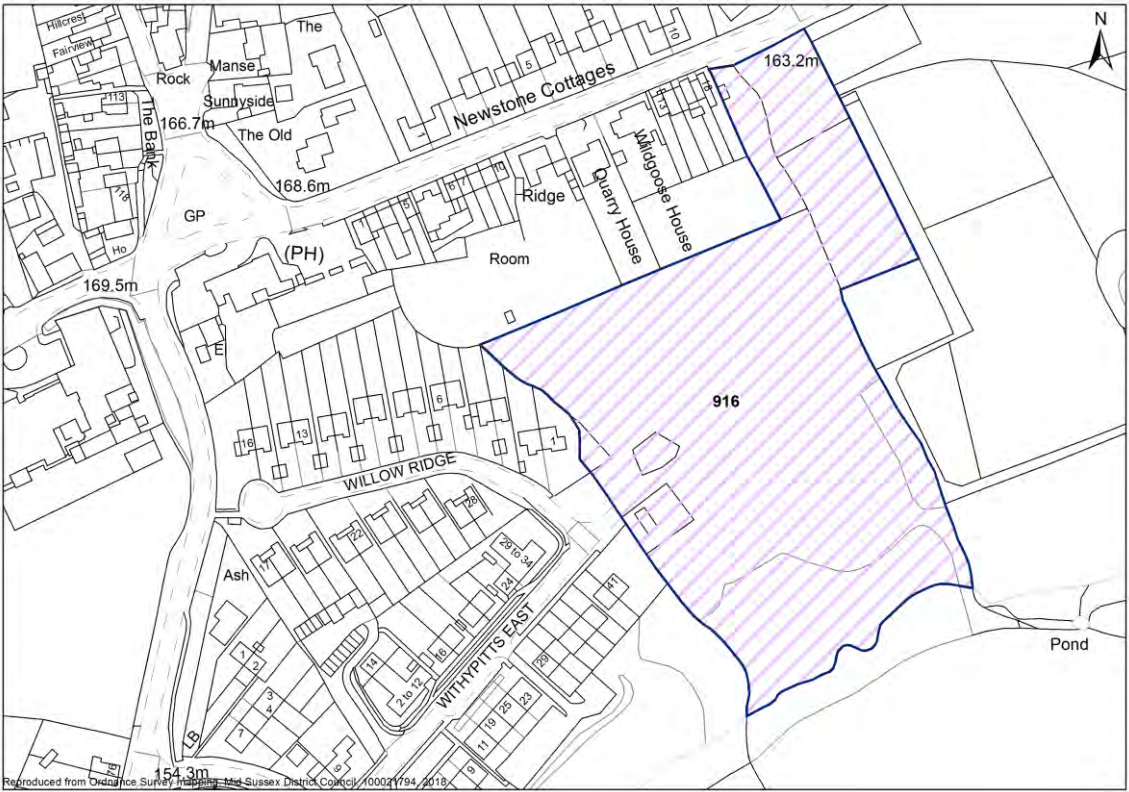
8. Availability	Positive	Land being promoted by agent. Developer will be brought on board once it is know if allocated. Planning application to follow allocation.
9. Access	Negative	It is not considered possible to provide a suitable access in this location due to visibility limitations and land ownership 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.

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Very Positive	Within 10 minutes walk

Turners Hill

ID	916	Land on East Street and Withypitts Paddock Turners Hill
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Site Details

Units:	45	Site Area (ha):	2.11
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Part 1 - Planning Constraints

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

District Plan: Site Selection - Housing

3. Trees	Negative	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. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Positive	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 Areas	Negative	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	Neutral	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.

Part 2 - Deliverability Considerations

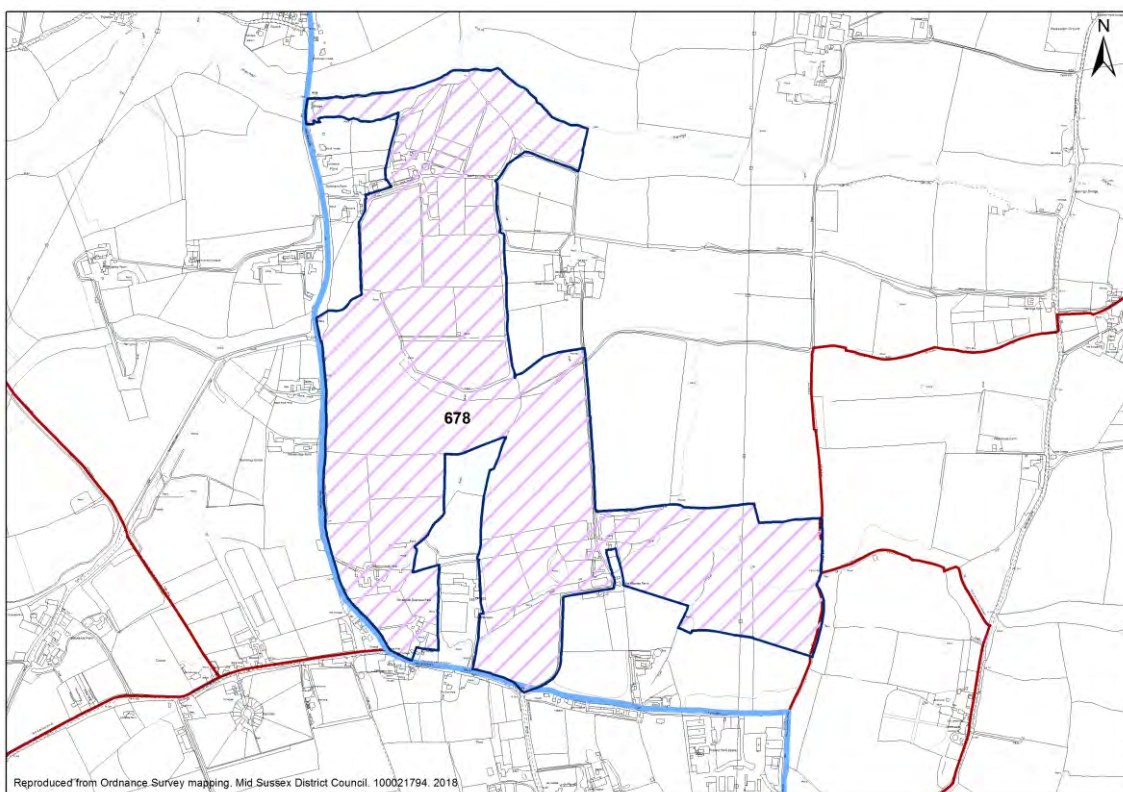
8. Availability	Positive	No housebuilder or option agreement. A developer will be brought on board when site is allocated.
9. Access	Positive	Access could be achieved from East Street although the topography may make this challenging. More likely access achievable from Withypitts East where a spur on the road and a gate exists.

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Positive	Within 15 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Positive	Within 15 minutes walk

Twineham

ID 678 Broad location West of A23



Site Details

Units: 900 Site Area (ha): 92

Part 1 - Planning Constraints

1. Landscape	Negative	Medium potential for change in landscape terms
2. Flood Risk	Negative	Site has areas within flood zone 2/3 or has flooded historically
3. Trees	Neutral	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved.
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm –Medium impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site –No impact
7. Archaeology	Neutral	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Negative	Access may be achieved through 3rdparty land (no agreement in place).Site approach would require improvements to accommodate further development, achievability is uncertain.

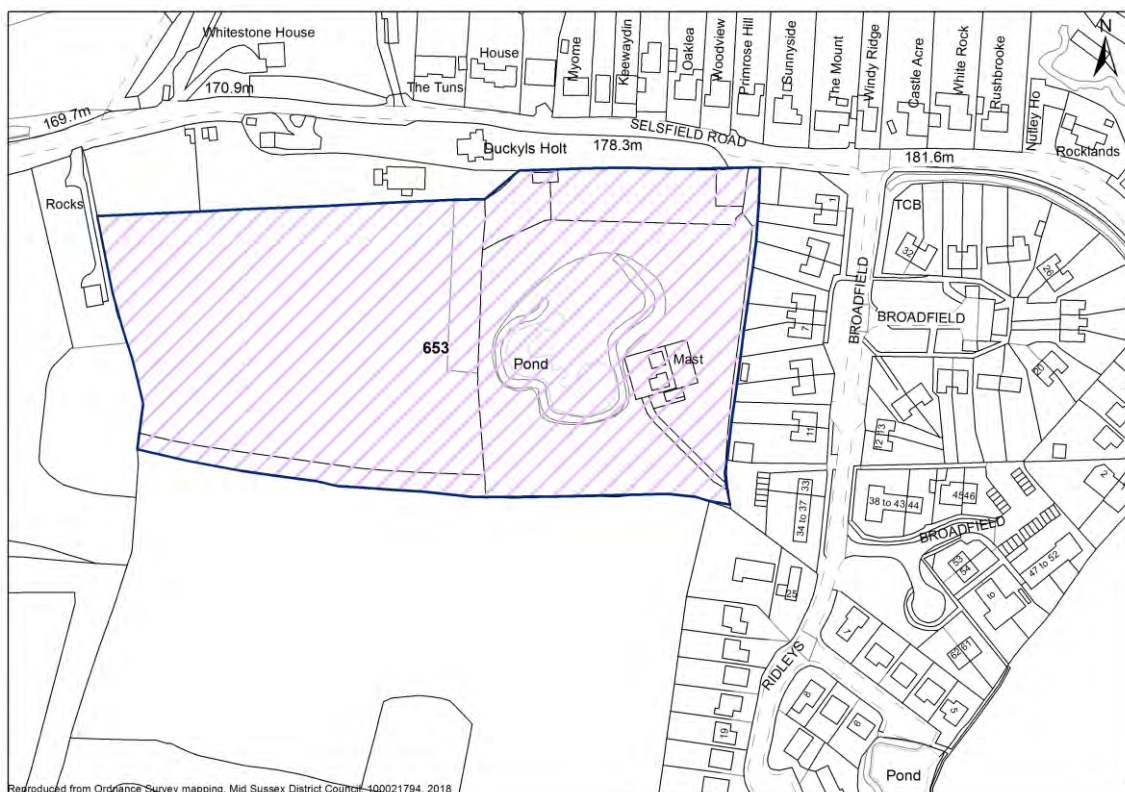
Part 3 - Sustainability / Access to Services

District Plan: Site Selection - Housing

10. Bus Service	Poor	Access to Public Transport and/or frequency of Public Transport in this location is poor
10. Train Service	Poor	
10. Public Transport	Negative	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Negative	Over 20 minutes walk
14. Retail	Negative	Over 20 minutes walk

West Hoathly

ID 653 Webbs Mead, Land West of Broadfield, West Hoathly, RH19 4QR



Site Details

Units: 60 Site Area (ha): 3.2 ha

Part 1 - Planning Constraints

1. Landscape	Negative	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	Very Positive	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. Trees	Very Positive	The site is not affected by Ancient Woodland
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Positive	Listed buildings are present on/within proximity of the site, Less than substantial harm – Low impact. Awaiting commentary from the Council's Conservation Officer.
6. Conservation Areas	Very Positive	There are no conservation areas within or adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

District Plan: Site Selection - Housing

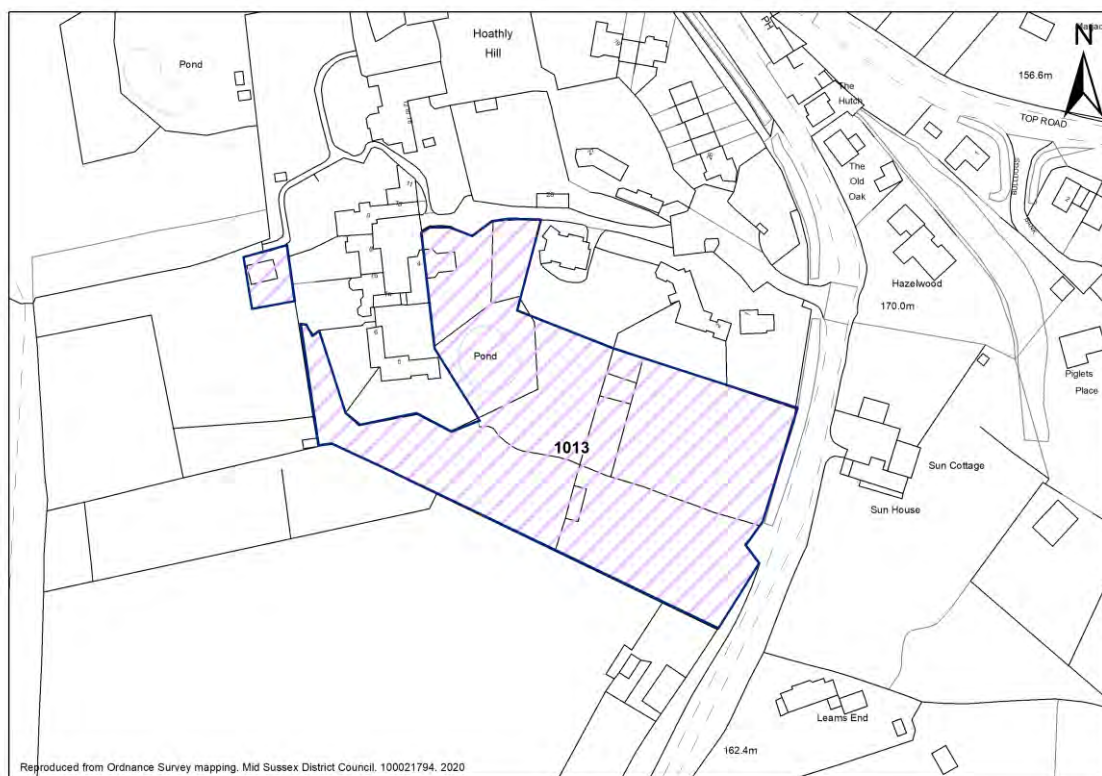
8. Availability	Positive	In discussions with a housebuilder. Options agreements still to be agreed.
9. Access	Very Negative	Access to the site would be from Broadfield. A single car width access exists that serves the garages to the rear of 33 Broadfield and the radio mast. A wider access is likely to 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.

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Very Positive	Within 10 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Neutral	Within 20 minutes walk

West Hoathly

ID 1013 Land at Hoathly Hill, West Hoathly



Site Details

Units: 18 Site Area (ha): 0.70

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	Site unaffected by flood risk
3. Trees	Negative	Significant part of the site is covered by trees. Development would result in loss, objection from Tree Officer. This site has a number of important trees, some of which separate the site from existing development. Careful planning should ensure retention of as many mature trees as possible. though this limits amount of land available.
4. Biodiversity	Very Positive	Site is not within or adjacent to designated site
5. Listed Buildings	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact
6. Conservation Areas	Very Positive	There are no conservation areas within/close to the site – No impact
7. Archaeology	Very Positive	No archaeological designations

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Neutral	Access does not exist but can be achieved within landholding to adjacent highway or through 3rd party land (agreement in place). Site approach would require improvements to accommodate further development, which could be achieved

District Plan: Site Selection - Housing

Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	Negative	Over 20 minutes walk
13. Health	Very Positive	Within 10 minutes walk
14. Retail	Very Positive	Within 10 minutes walk