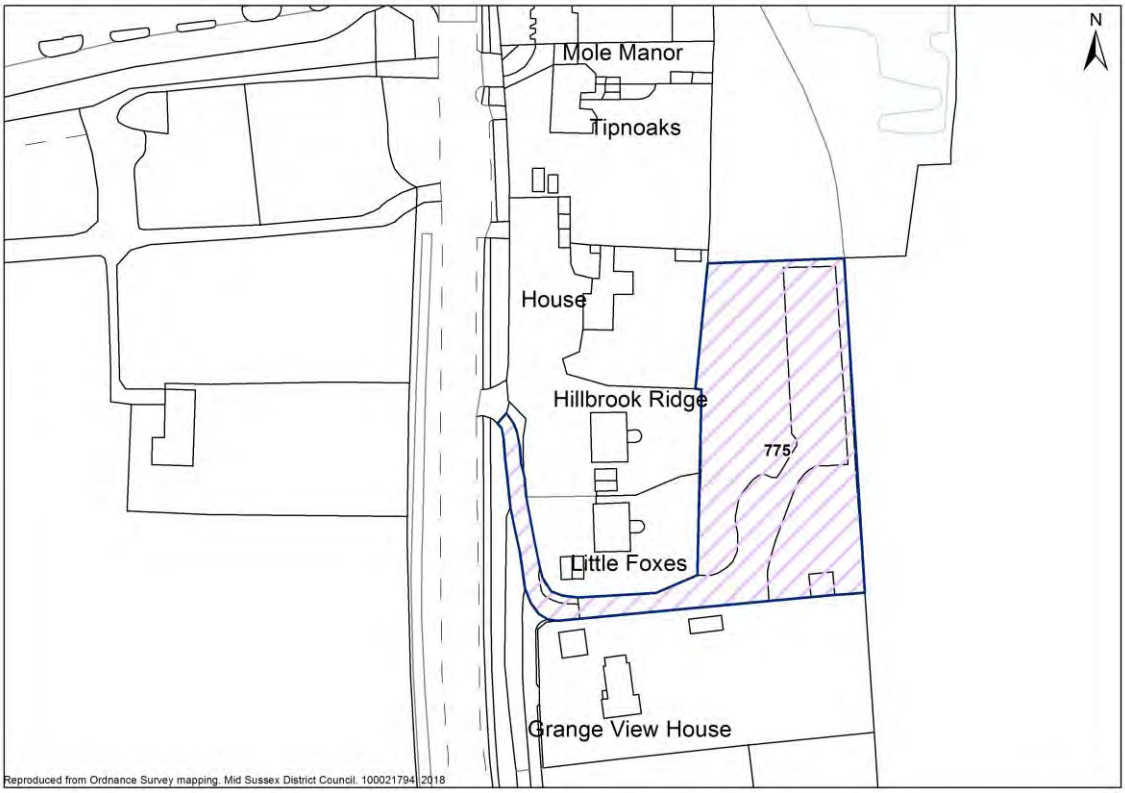
District Plan: Site Selection - Housing

Albourne

ID 775 **Grange View House, London Road, Albourne**



Site Details

Units: 8 **Site Area (ha):** 0.32

Part 1 - Planning Constraints

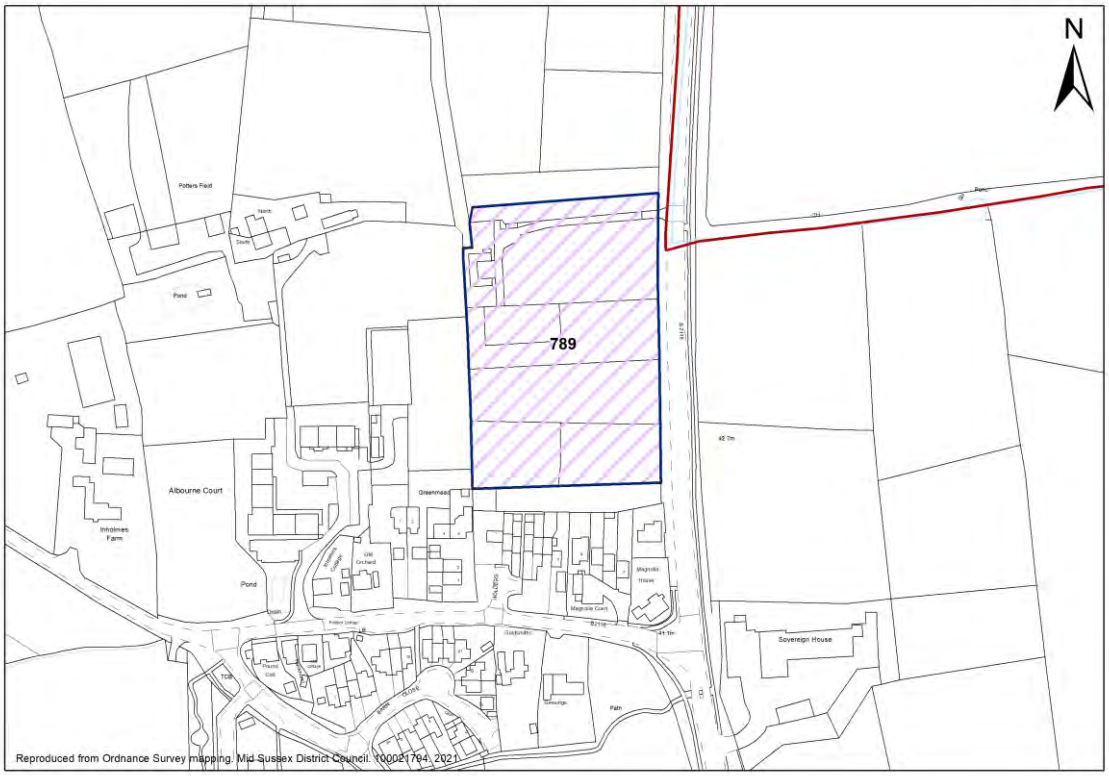
1. Landscape	**Negative**	Low to low/medium potential for change in landscape terms
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**Positive**	Site unaffected by Ancient Woodland. Presence of trees along north& west boundary.
4. Biodiversity	**Very Positive**	Site not within or adjacent to designated site
5. Listed Buildings	**Negative**	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. 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.
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
Part 2 - Deliverability Considerations		
8. Availability	**Very Positive**	Proponent states that the site is available for development within 5 years. Housebuilder on board.
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	**Positive**	Within 15 minutes walk
13. Health	**Negative**	Over 20 minutes walk
14. Retail	**Negative**	Over 20 minutes walk

District Plan: Site Selection - Housing

Albourne

ID 789 **Phase 1 Swallows Yard, London Road, Albourne**



Site Details

Units: 46 **Site Area (ha):** 1.53

Part 1 - Planning Constraints

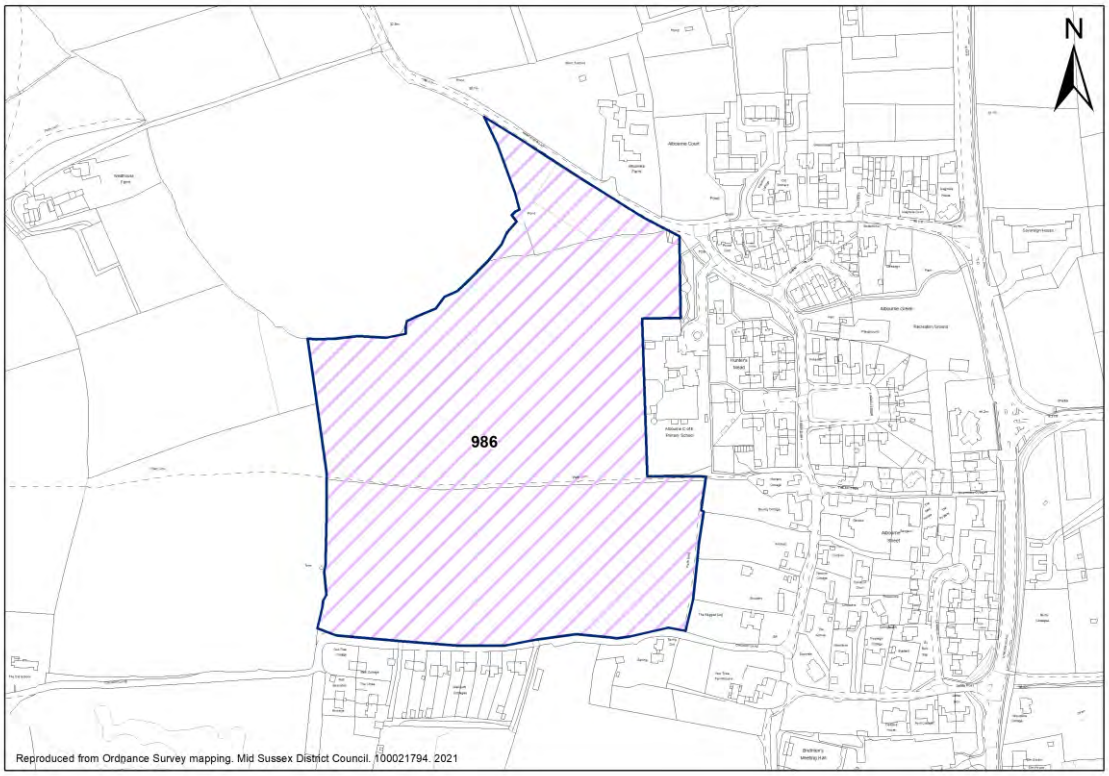
1. Landscape	**Negative**	Low to low/medium potential for change in landscape terms
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**Very Positive**	Site not affected by trees
4. Biodiversity	**Very Positive**	Site not within or adjacent to designated site
5. Listed Buildings	**Negative**	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 surburbanised. 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 Public Right Of Ways. 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 surburbanised. 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 Public Right Of Way. However, it is recognised that the Cottage is separated from the 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. Housebuilder on board.
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	**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

Albourne

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



Site Details

Units:	120	Site Area (ha):	2.98

Part 1 - Planning Constraints

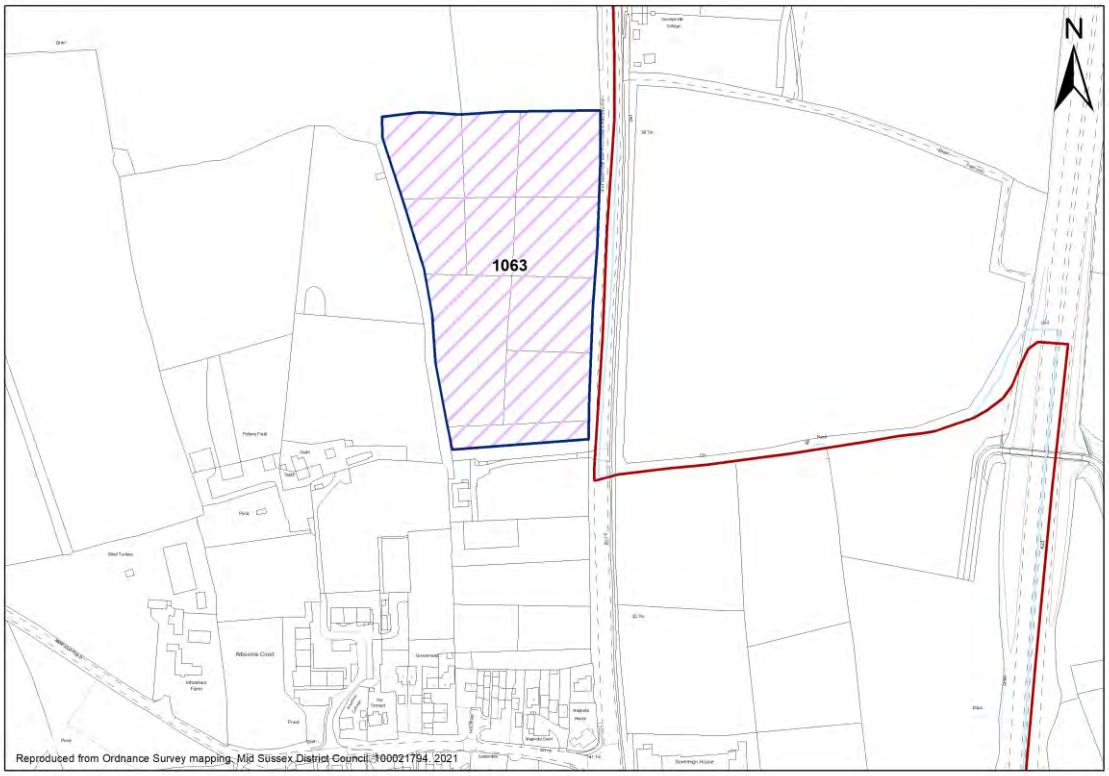
1. Landscape	**Negative**	The openness of the site contribues to the rural setting and character of Albourne and would likely be adversely effected by development.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along boundary
4. Biodiversity	**Very Positive**	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	**Neutral**	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. Less than Substantial Harm - Low. Potential for suitable mitigation.
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 Public Right Of Ways. 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 harm - high. Potential for suitable mitigation.
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 is in control of a housebuilder.
9. Access	**Neutral**	Safe access likley to be gained from Henfield Road, further information required to demonstrate access can 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	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	**Positive**	Within 10 minutes walk
13. Health	**Negative**	Over 20 minutes walk
14. Retail	**Negative**	Over 20 minutes walk

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	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	Site not within or adjacent to designated site
5. Listed Buildings	Negative	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 asset on or adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years. Housebuilder on board.
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	

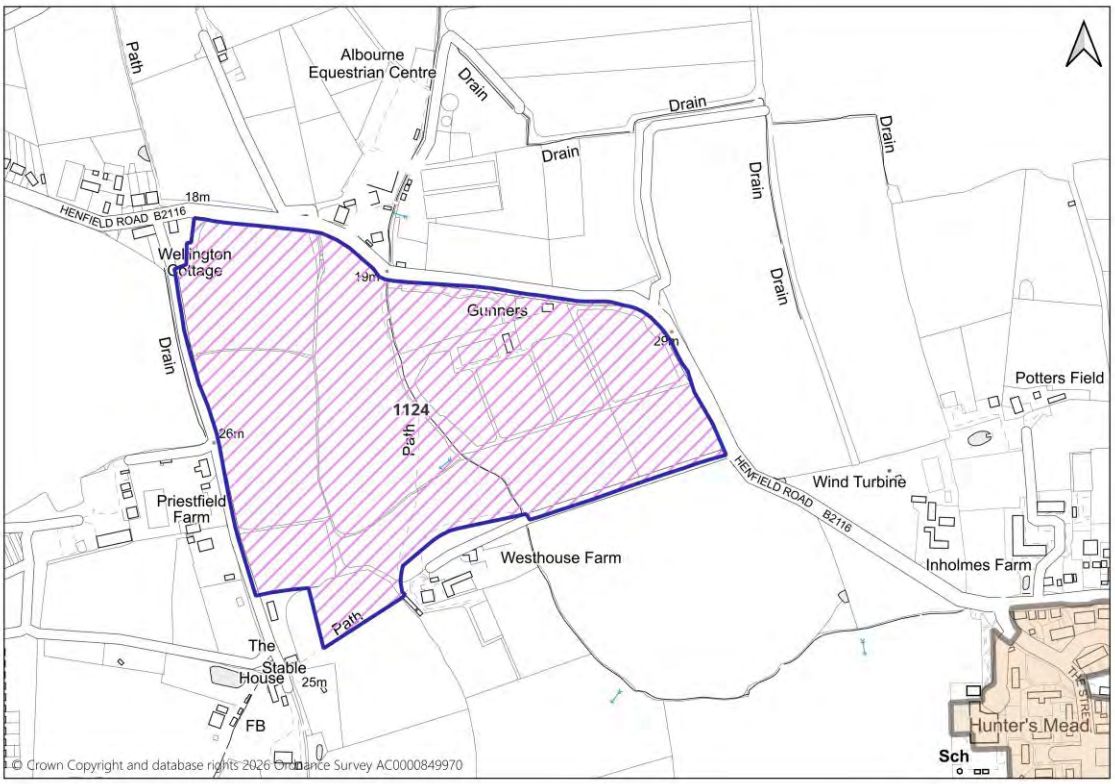
District Plan: Site Selection - Housing

11. Main Service Centre	**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

Albourne

ID 1124 **West House Farm, Henfield Road**



Site Details

Units: 325 **Site Area (ha):** 21

Part 1 - Planning Constraints

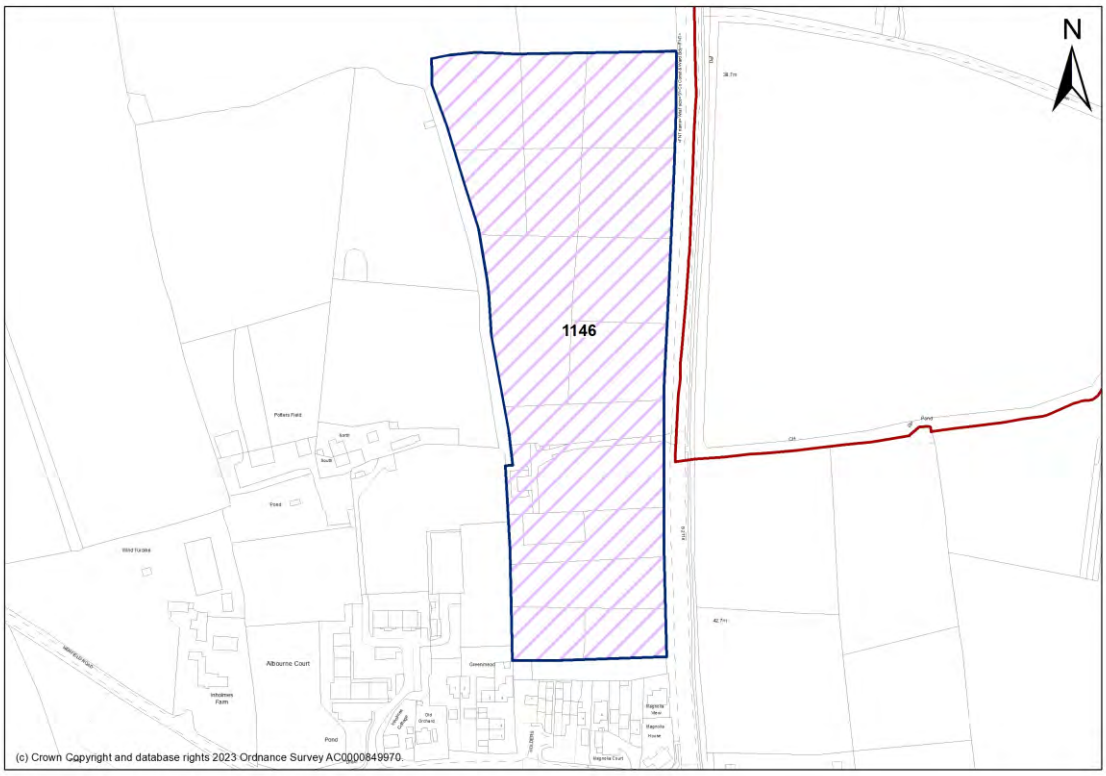
1. Landscape	**Negative**	Low to low/medium potential for change in landscape terms
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk
3. Trees	**Positive**	Presence of trees on site or along the boundaries. Trees and hedges along site and field boundaries should be retained.
4. Biodiversity	**Very Positive**	Site is not within or adjacent to a designated site.
5. Listed Buildings	**Negative**	Listed buildings are present on/within proximity of the site. West House Farm - site encircles the assets at West House Farm, and occupies a significant portion of its setting, including a considerable part of what are presumed to be its original farmlands. Development on the site would have a fundamental impact on the character of the setting and outlook from the farmstead, and would severely reduce or remove the positive impact that the rural setting currently makes to the special interest of the listed building and the manner in which this is appreciated. It would also sever or severely reduce the surviving historical relationship between the farmstead and its farmlands. Wellingtone Cottage - development of the site would have a fundamental impact on the character of a significant portion of the immediate setting of the cottage, and would also affect the nature of the approach to it along the PROW which runs towards Henfield Road from the south, past the western boundary of the site. This will have a significantly detrimental impact on the positive impact that setting currently makes to the special interest

		of the listed building and the manner in which this is appreciated. Less than substantial harm – High impact
6. Conservation Areas	**Negative**	Albourne Conservation Area is located south east of the site. The application site is likely to contribute to the views to the west of the Area, and also affects the character of the approach to the it from the west along a PROW which runs through the south west of the site through a further open field and along the northern edge of the Conservation Area towards The Street. Less than Substantial Harm: Mid.
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, supported by an option agreement with a housebuilder in place.
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	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	**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	**Negative**	Over 20 minutes walk

District Plan: Site Selection - Housing

Albourne

ID 1146 **Swallows Yard (phases 1&2), London Road**



Site Details

Units: 90 **Site Area (ha):** 4.7

Part 1 - Planning Constraints

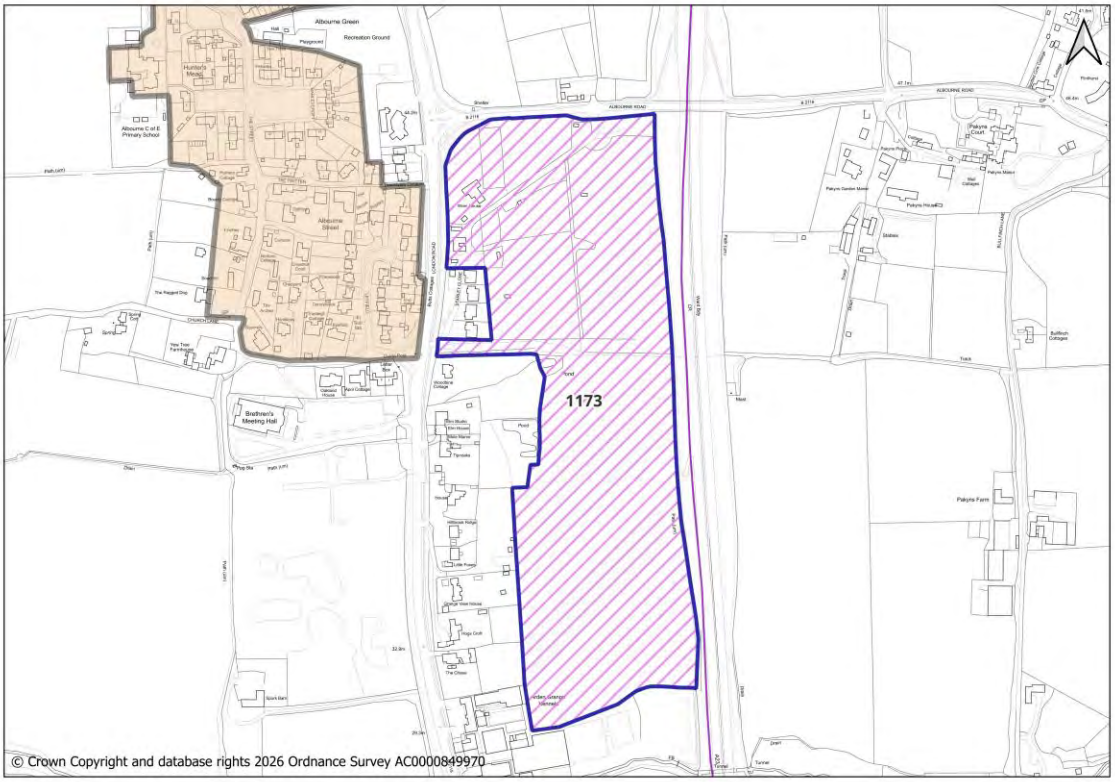
1. Landscape	**Negative**	Low to low/medium potential for change in landscape terms
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**Positive**	Presence of trees on site or along the boundaries
4. Biodiversity	**Very Positive**	Site not within or adjacent to designated site
5. Listed Buildings	**Negative**	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 surburbanised. 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 Public Right Of Ways. 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 surburbanised. 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 Public Right Of Way. However, it is recognised that the Cottage is separated from the 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. Housebuilder on board.
9. Access	**Positive**	Site access exists in southern part of site, likely to need improvement
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, more than 30 minutes on 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

Albourne

ID 1173 **Land east of London Road**



Site Details

Units: 250 **Site Area (ha):** 10.96

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. (small pocket of risk of surface water flooding on southern boundary)
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**	Listed buildings are present on/within proximity of the site, Less than substantial harm
6. Conservation Areas	**Negative**	Site is within/close to a conservation area, Less than substantial harm
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, supported by an option agreement with a housebuilder in place.
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	

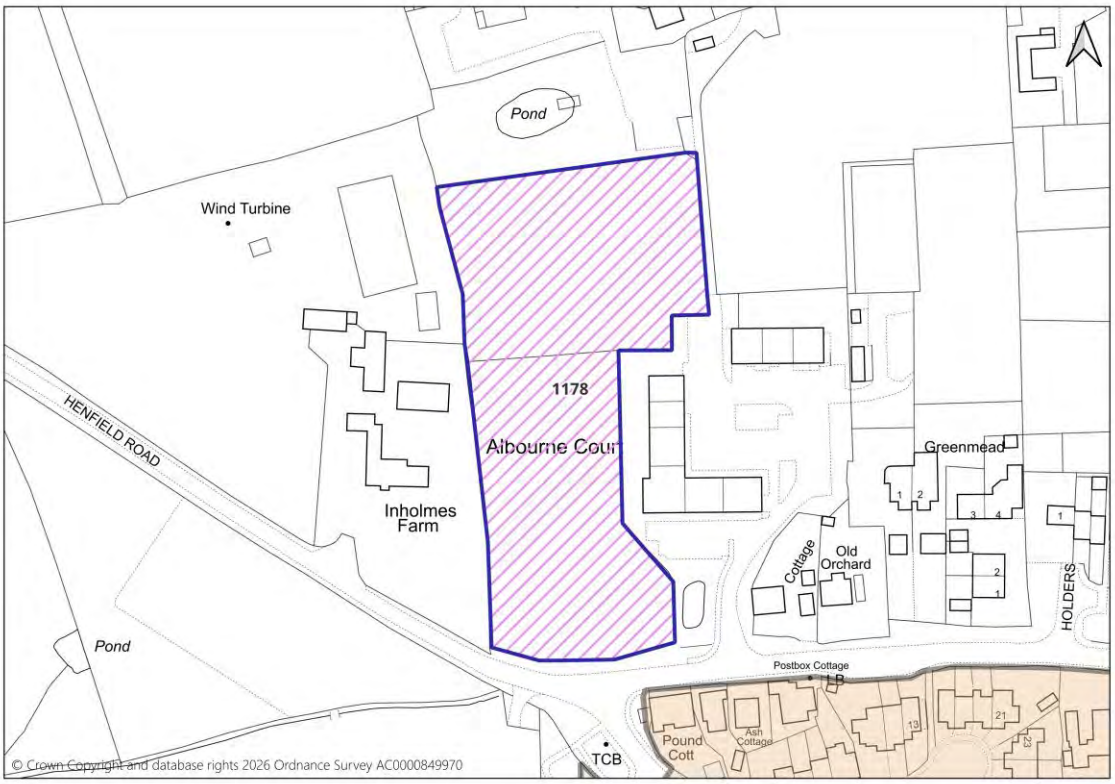
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Albourne

ID 1178 **Land north of Henfield Road**



Site Details

Units: 20 **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	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk. (pocket of risk of surface water flooding in south western corner).
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**	Listed buildings are present on/within proximity of the site, Less than substantial harm
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, supported by an option agreement with a housebuilder in place.
9. Access	**Negative**	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, achievability is uncertain.

Part 3 - Sustainability / Access to Services

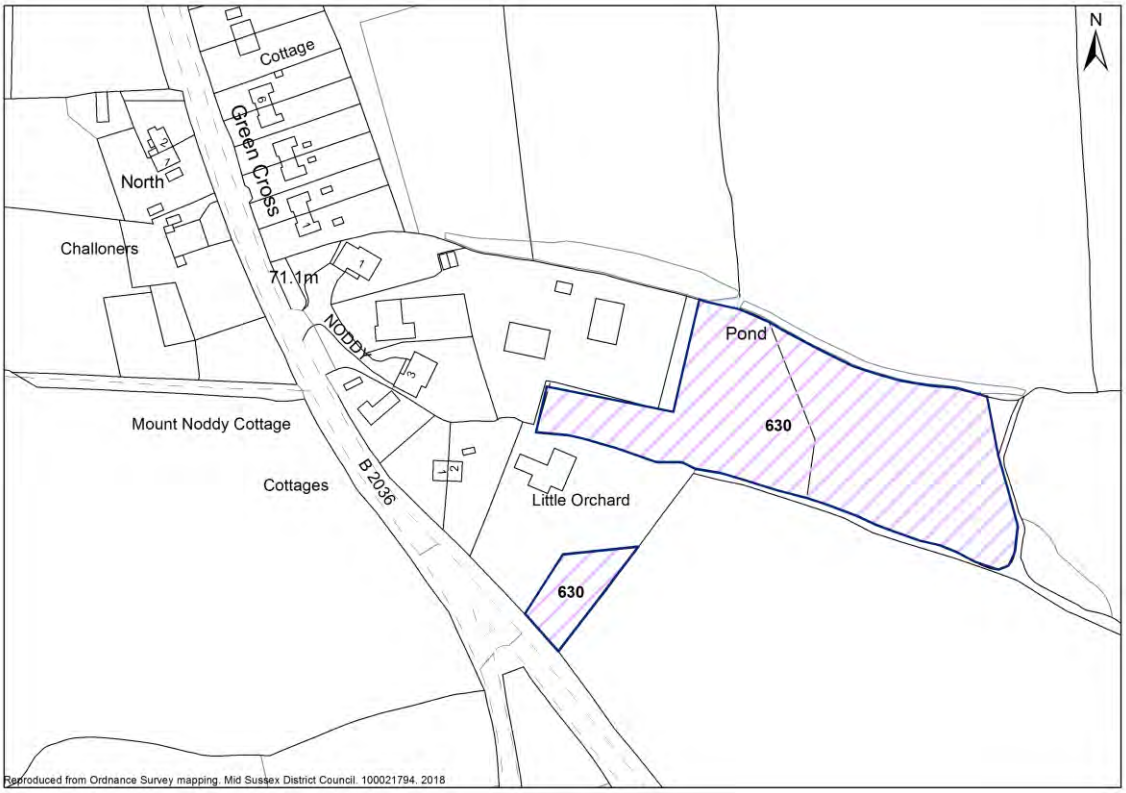
District Plan: Site Selection - Housing

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is poor
10. Train Service	Poor	
10. Public Transport	**Negative**	
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	**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	**Negative**	The site is not affected by Ancient Woodland. However, a significant part of the site is covered by trees which would be lost to development and urbanise village edge.
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

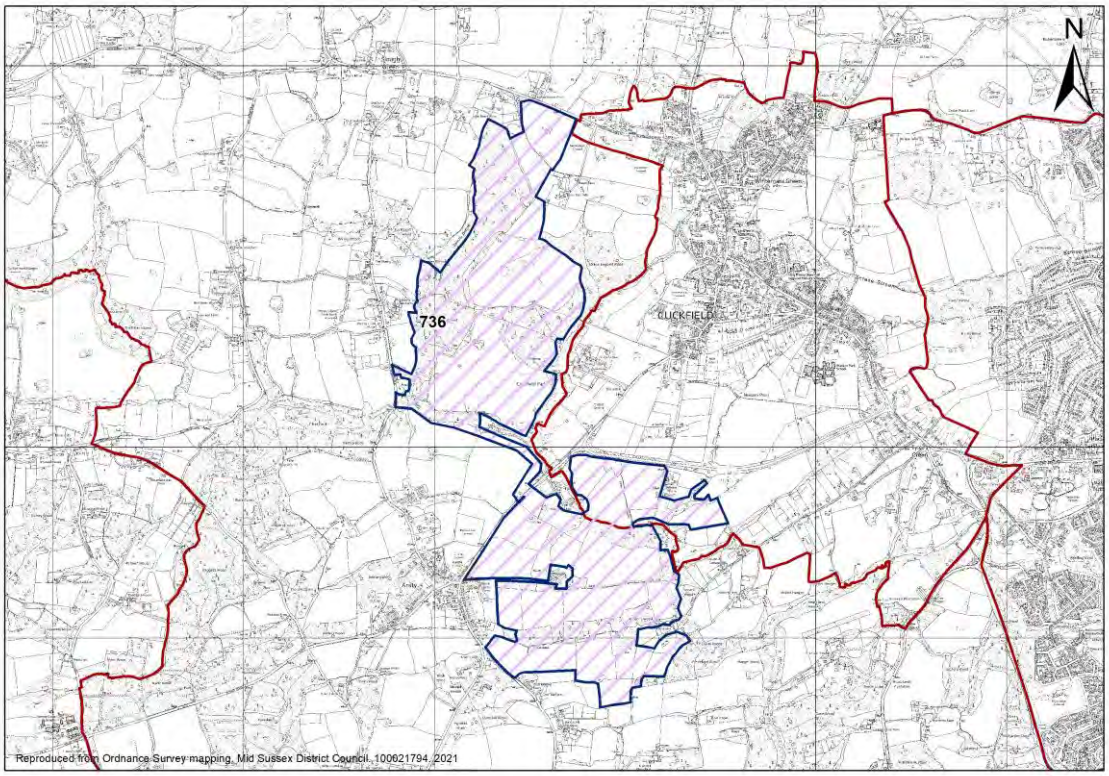
District Plan: Site Selection - Housing

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	**Negative**	Over 20 minutes walk
14. Retail	**Very Positive**	Within 10 minutes walk

District Plan: Site Selection - Housing

Ansty

ID 736 **Broad location North and East of Ansty**



Site Details

Units: 1450 **Site Area (ha):** 212

Part 1 - Planning Constraints

1. Landscape	**Negative**	Low/medium to 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 – High to Medium impact. Depending on how formalised the Country Park was, this would reduce or potentially remove the harm caused to the assets affected by this northern part of the development. The level of harm described in relation to the assets south of the A272 would remain unchanged, including the high level of harm to the assets forming part of the former Ansty Farm historic farmstead (Old Place and Barn House) which would be apparently completed engulfed by development, with only a limited landscaped buffer around it. Potential for suitable mitigation.
6. Conservation Areas	**Very Positive**	There are no conservation areas within/close to the site –No impact.
7. Archaeology	**Neutral**	Archaeological Notification Area adjacent to site –County Archaeologist has concluded that impact can be mitigated.

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**	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

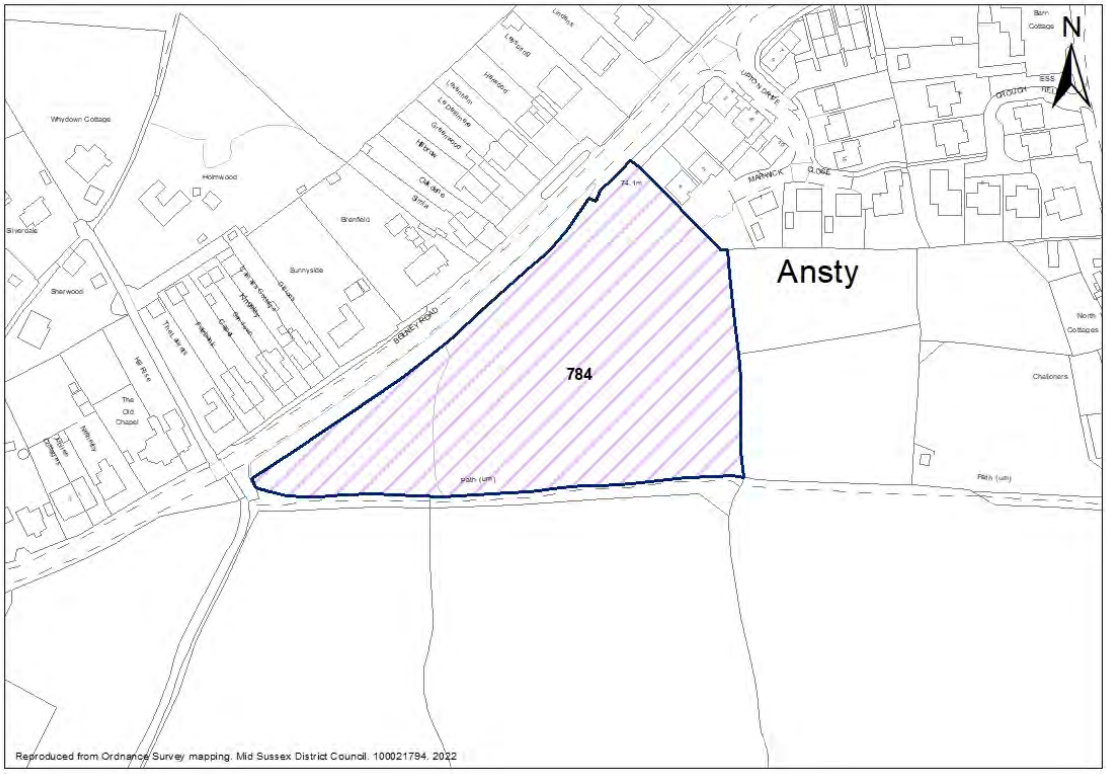
Part 3 - Sustainability / Access to Services

10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair. Acknowledge significant site will bring public transport 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	**Very Positive**	Expected to be provided on-site
13. Health	**Very Positive**	Expected to be provided on-site
14. Retail	**Very Positive**	Expected to be provided on-site

District Plan: Site Selection - Housing

Ansty

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



Site Details

Units: 40 **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	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along 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 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.

Part 2 - Deliverability Considerations

8. Availability	**Very Positive**	Housebuilder on board.
9. Access	**Positive**	Proponents have agreement for access to be taken from adjacent development.

Part 3 - Sustainability / Access to Services

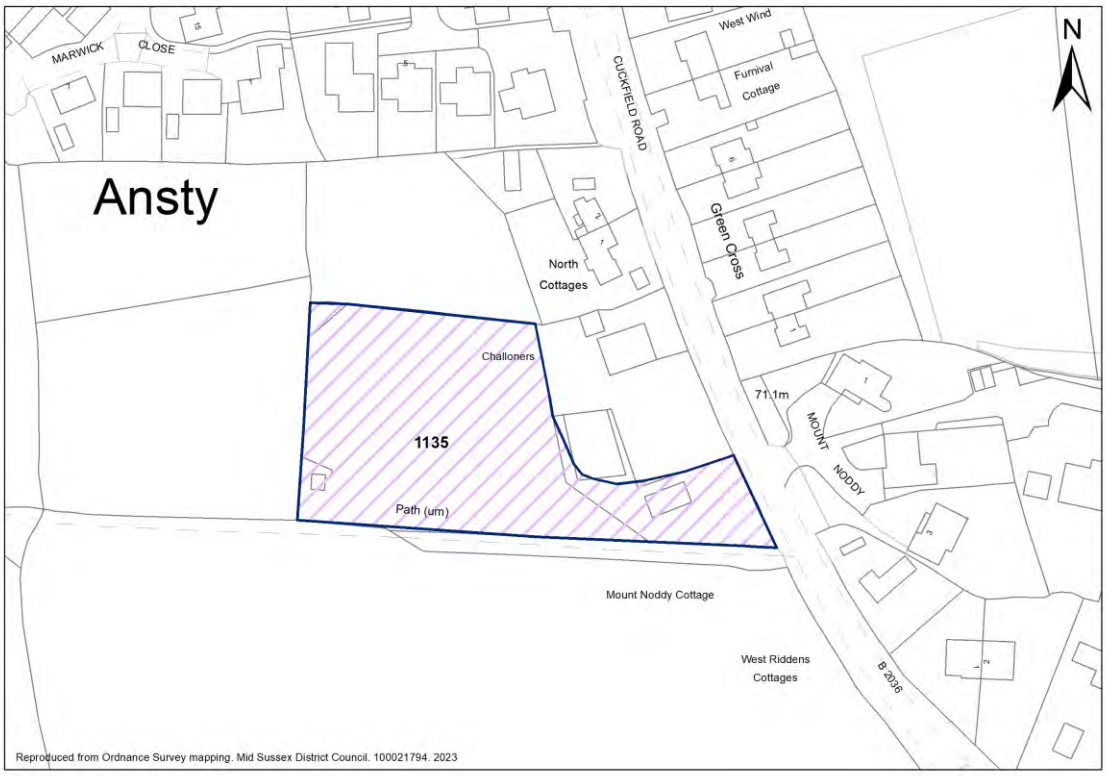
District Plan: Site Selection - Housing

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

Ansty

ID 1135 **Land rear of Challoners**



Site Details

Units: 9 **Site Area (ha):** 0.46

Part 1 - Planning Constraints

1. Landscape	**Negative**	The site is within low to medium capacity for change in landscape terms. However the site is adjacent to a site proposed for allocation and the build up boundary line. In combination with the neighbourhidng site, development would follows the linear form of Development along Cuckfield Road.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
3. Trees	**Positive**	Presence of trees on site or along the boundaries
4. Biodiversity	**Very Positive**	Site is not adjacent to a SSSI/Local Wildlife Site/LNR
5. Listed Buildings	**Negative**	Grade II Mount Noddy Cottage opposite site entrance. Mount Noddy Cottage is a Grade II listed 18th century or earlier building located to the eastern side of Cuckfield Rd. It is likely to be considered to possess architectural value based on its construction and craftsmanship, as well as aesthetic value based partly on the use of vernacular materials, and historical illustrative value as a good example of a rural Sussex building of its period. Although historically the building was in a rural position to the south of and separated from the hamlet of Ansty, during the 20th century development has spread southwards along Cuckfield Road from the Ansty cross to surround the listed building to the north, east and south. It does retain a rural setting and outlook to the west, on the opposite side of Cuckfield Road, which would be considered to make a strong positive contribution to its special interest and how this is appreciated, particularly those parts of that interest which are drawn from historical illustrative and

		aesthetic value. The proposed development site forms part of the rural setting a short distance to the north west of the Cottage, and is also adjacent to a PROW which runs west-east through the countryside to the west of Cuckfield Road, to join the road opposite the Cottage. Less than substantial Harm – Medium Whilst not listed, 1 and 2 North Cottages should be regarded as NDHA.
6. Conservation Areas	**Very Positive**	There are no conservation areas near the site/likely no harm
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 available for development within 5 years, supported by an option agreement with a housebuilder in place.
9. Access	**Positive**	Site access exists and minor improvements are required to provide a suitable and safe site approach. Public right of way borders the South 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, more than 30 minutes on 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 1141 **Land west of Cuckfield Road**



Site Details

Units: 7 **Site Area (ha):** 0.56

Part 1 - Planning Constraints

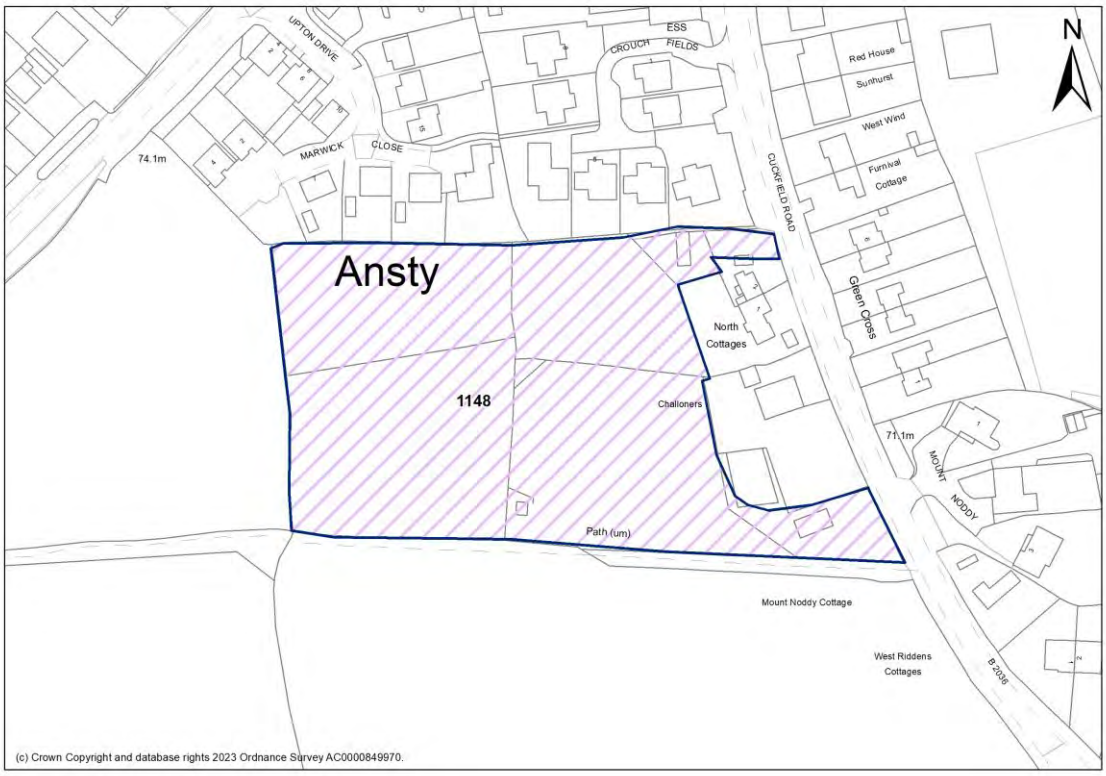
1. Landscape	**Negative**	The site is within low to medium capacity for change in landscape terms. Residential allocation is proposed to the north of the site. In combination with two other sites, development would follow the linear form of Development along Cuckfield Road.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
3. Trees	**Positive**	Presence of trees on site or along the boundaries
4. Biodiversity	**Very Positive**	Site is not in or in close proximity to LWS or SSSI
5. Listed Buildings	**Negative**	Site is opposite a Grade II Listed Mount Noddy Cottage. Mount Noddy Cottage is a Grade II listed 18th century or earlier building located to the eastern side of Cuckfield Rd. It is likely to be considered to possess architectural value based on its construction and craftsmanship, as well as aesthetic value based partly on the use of vernacular materials, and historical illustrative value as a good example of a rural Sussex building of its period. Although historically the building was in a rural position to the south of and separated from the hamlet of Ansty, during the 20th century development has spread southwards along Cuckfield Road from the Ansty cross to surround the listed building to the north, east and south. It does retain a rural setting and outlook to the west, on the opposite side of Cuckfield Road, which would be considered to make a strong positive contribution to its special interest and how this is appreciated, particularly those parts of that interest which are drawn from historical illustrative and aesthetic value. The proposed development site forms a

		significant part of the closest rural setting of the Cottage, occupying part of the field directly opposite the listed building. It is also directly adjacent to a PROW which runs west-east from the countryside to the west towards Cuckfield Road, emerging just opposite the Cottage. Less than substantial harm: Mid- High. Whilst not listed, 1 and 2 North Cottages should be regarded as NDHA.
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. 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**	Planning permisson for agricultural access in place. 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, more than 30 minutes on 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 1148 **Land west of North Cottages and Challoners**



Site Details

Units: 30 **Site Area (ha):** 1.37

Part 1 - Planning Constraints

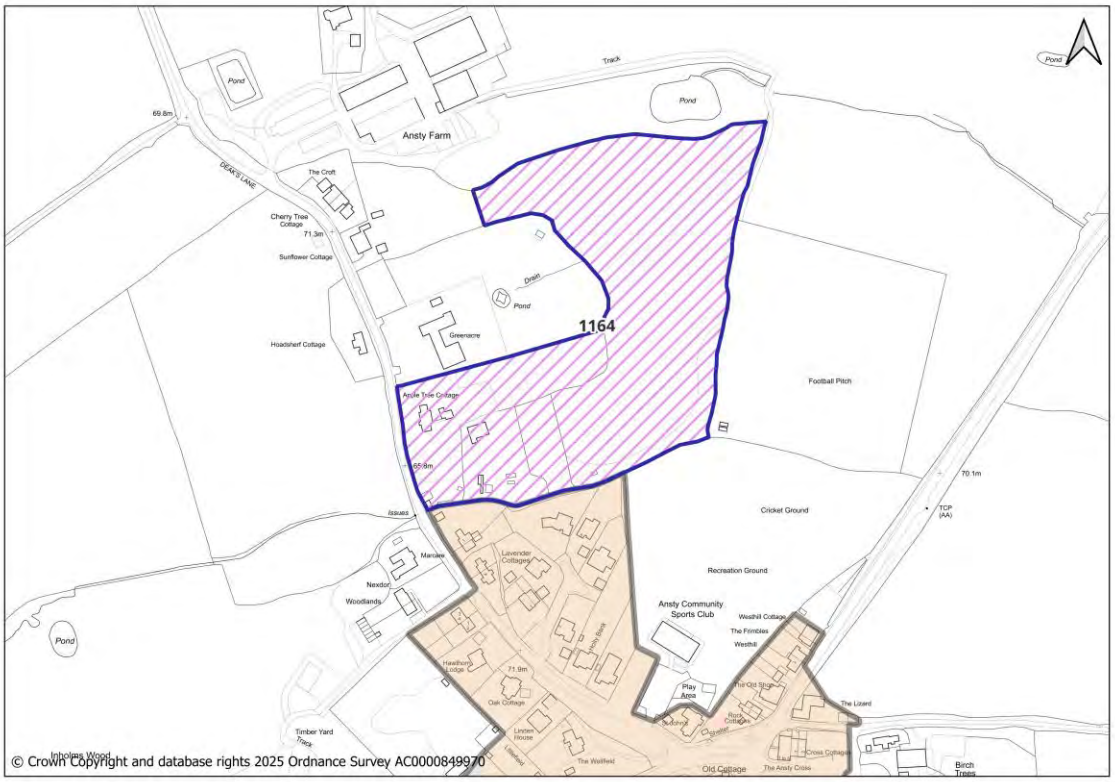
1. Landscape	**Negative**	Low to low/medium potential for change in landscape terms
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**Positive**	Presence of trees on site or along the boundaries
4. Biodiversity	**Very Positive**	Site not within or adjacent to designated site
5. Listed Buildings	**Negative**	Grade II Mount Noddy Cottage opposite site entrance. Mount Noddy Cottage is a Grade II listed 18th century or earlier building located to the eastern side of Cuckfield Rd. It is likely to be considered to possess architectural value based on its construction and craftsmanship, as well as aesthetic value based partly on the use of vernacular materials, and historical illustrative value as a good example of a rural Sussex building of its period. Although historically the building was in a rural position to the south of and separated from the hamlet of Ansty, during the 20th century development has spread southwards along Cuckfield Road from the Ansty cross to surround the listed building to the north, east and south. It does retain a rural setting and outlook to the west, on the opposite side of Cuckfield Road, which would be considered to make a strong positive contribution to its special interest and how this is appreciated, particularly those parts of that interest which are drawn from historical illustrative and aesthetic value. The proposed development site forms part of the rural setting a short distance to the north west of the Cottage, and is also adjacent to a PROW which runs west-east through the

		countryside to the west of Cuckfield Road, to join the road opposite the Cottage. Less than substantial Harm – Medium. Whilst not listed, 1 and 2 North Cottages should be regarded as NDHA.
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**	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**	
11. Main Service Centre	**Negative**	Journey likely by car only (greater than 20 minutes walk, more than 30 minutes on 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 1164 **Land rear of Appletree Cottage, Deaks Lane**



Site Details

Units: 30 **Site Area (ha):** 3.6

Part 1 - Planning Constraints

1. Landscape	**Negative**	Moderate impact on the AONB. Partially within the High Weald National Landscape.
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**	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, supported by an option agreement with a housebuilder in place.
9. Access	**Negative**	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, achievability is uncertain.

Part 3 - Sustainability / Access to Services

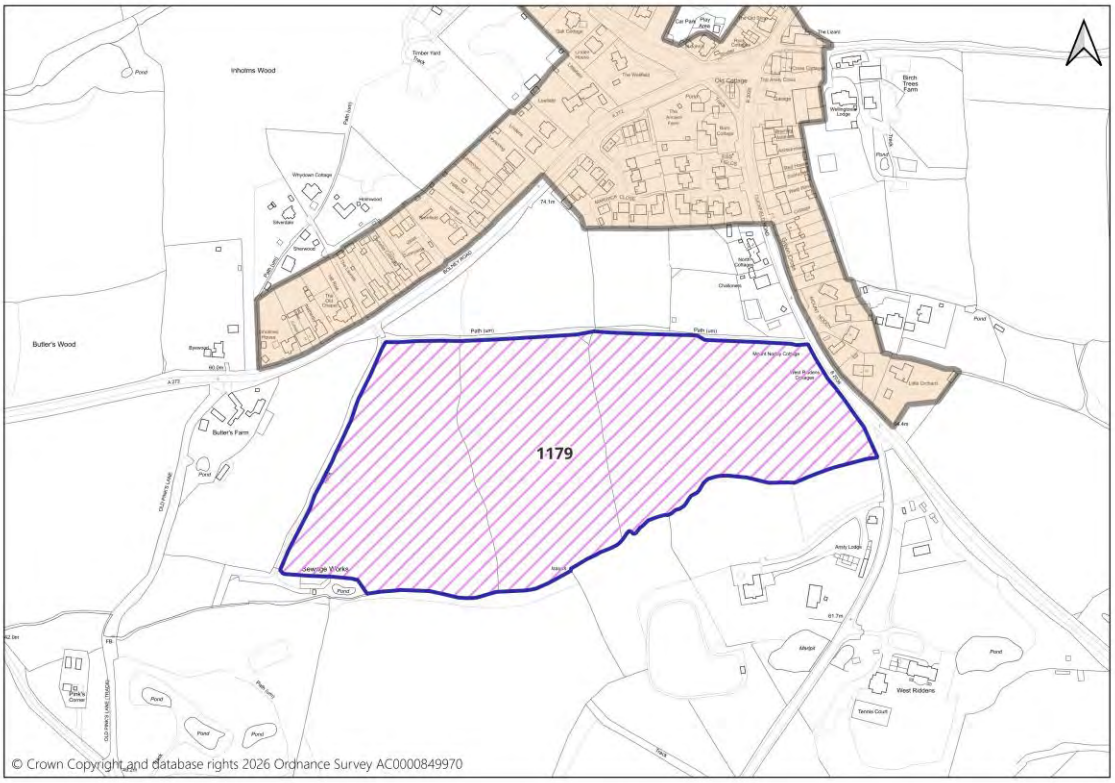
District Plan: Site Selection - Housing

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is poor
10. Train Service	Poor	
10. Public Transport	**Negative**	
11. Main Service Centre	**Positive**	Within 15 minutes walk / 20 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 1179 **Land south of Ansty**



Site Details

Units: 150 **Site Area (ha):** 8.7

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	**Very Positive**	Site not within or adjacent to designated site
5. Listed Buildings	**Negative**	Listed buildings are present on/within proximity of the site, Less than substantial harm
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, supported by an option agreement with a housebuilder in place.
9. Access	**Very Positive**	No known constraints to access and site approach to accommodate development

Part 3 - Sustainability / Access to Services

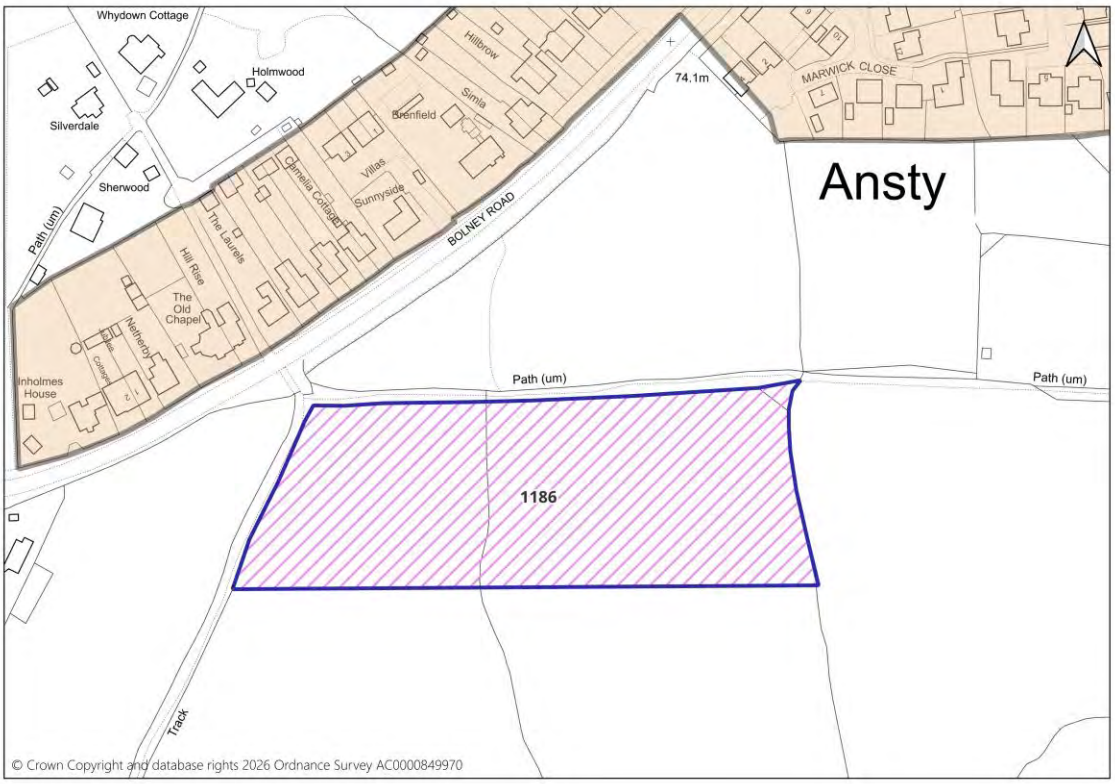
District Plan: Site Selection - Housing

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is poor
10. Train Service	Poor	
10. Public Transport	**Negative**	
11. Main Service Centre	**Positive**	Within 15 minutes walk / 20 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	1186	Land south east of Bolney Road



Site Details

Units:	50	Site Area (ha):	1.53

Part 1 - Planning Constraints

1. Landscape	Very Positive	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	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 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	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 poor
10. Train Service	Poor	

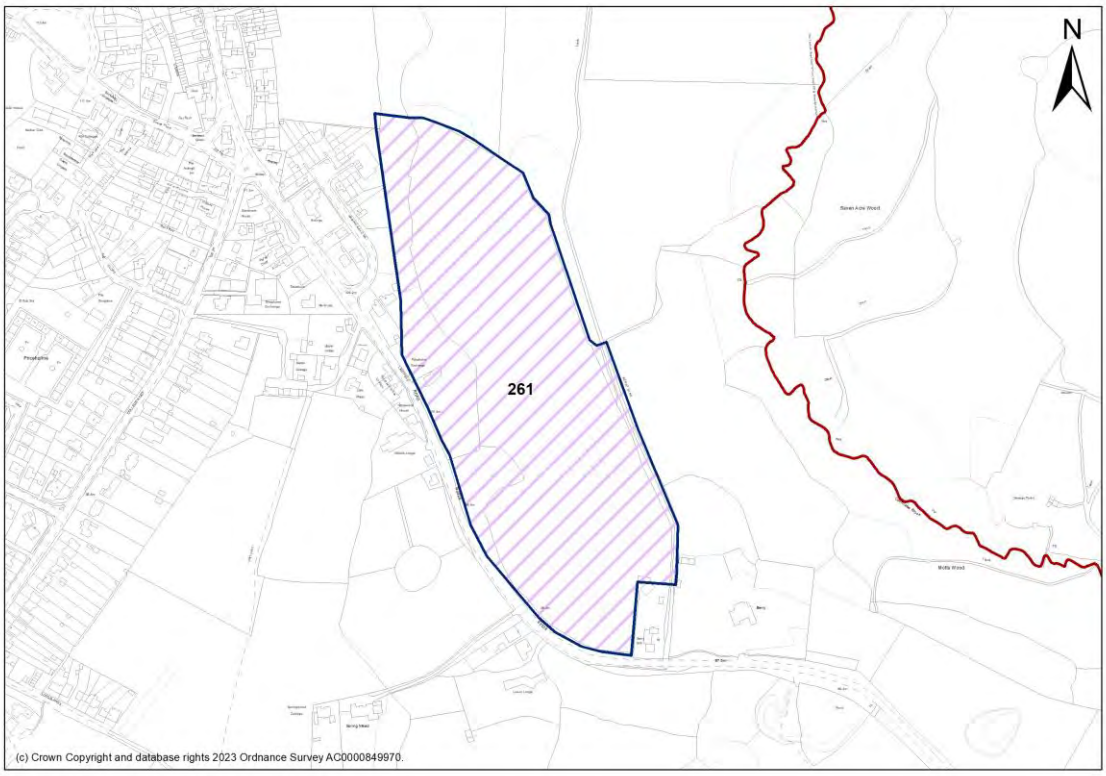
District Plan: Site Selection - Housing

10. Public Transport	**Negative**	
11. Main Service Centre	**Positive**	Within 15 minutes walk / 20 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

Ardingly

ID	261	Land east of High Street and Lindfield Road Ardingly



Site Details

Units:	40	Site Area (ha):	7.4

Part 1 - Planning Constraints

1. Landscape	Very Negative	High impact on the AONB. May potentially be regarded as 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 partially affected by ancient woodland being onsite. Small Tree Preservation Order (TPO) group located adjacent to north west corner and several TPOs located along western boundary. Some removal of early mature/ mature trees needed for access but can be reprovided. 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	Neutral	Site is within/close to a conservation area, Less than substantial harm – Low impact. Potential for suitable mitigation.
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 3rd party land (agreement in place).

Part 3 - Sustainability / Access to Services

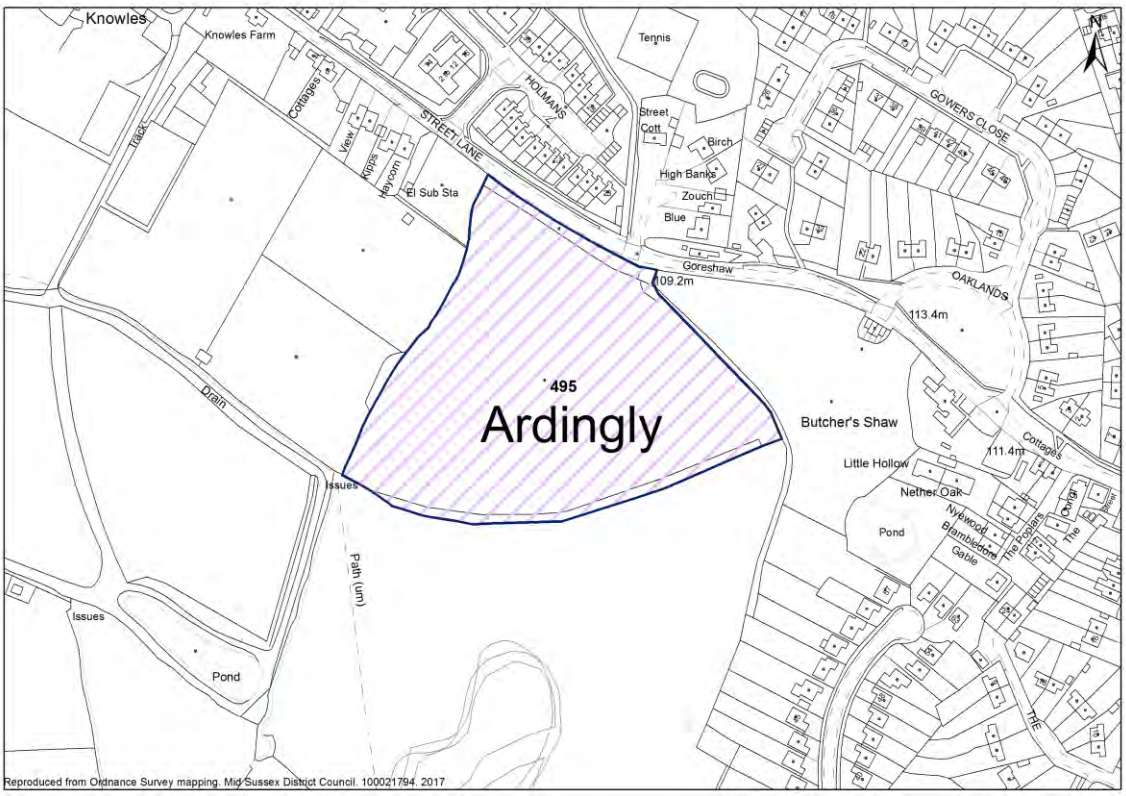
District Plan: Site Selection - Housing

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	**Negative**	Over 20 minutes walk

District Plan: Site Selection - Housing

Ardingly

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



Site Details

Units: 30 **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 Public Rights Of Way.
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. Two individual Tree Preservation Orders adjacent to site boundary. Tree Preservation Order group runs along northern boundary, part of which would need removing to gain access.
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	**Neutral**	Less than Substantial Harm - Low. Potential for suitable mitigation.

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**	The site is available for development within 5 years.
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.

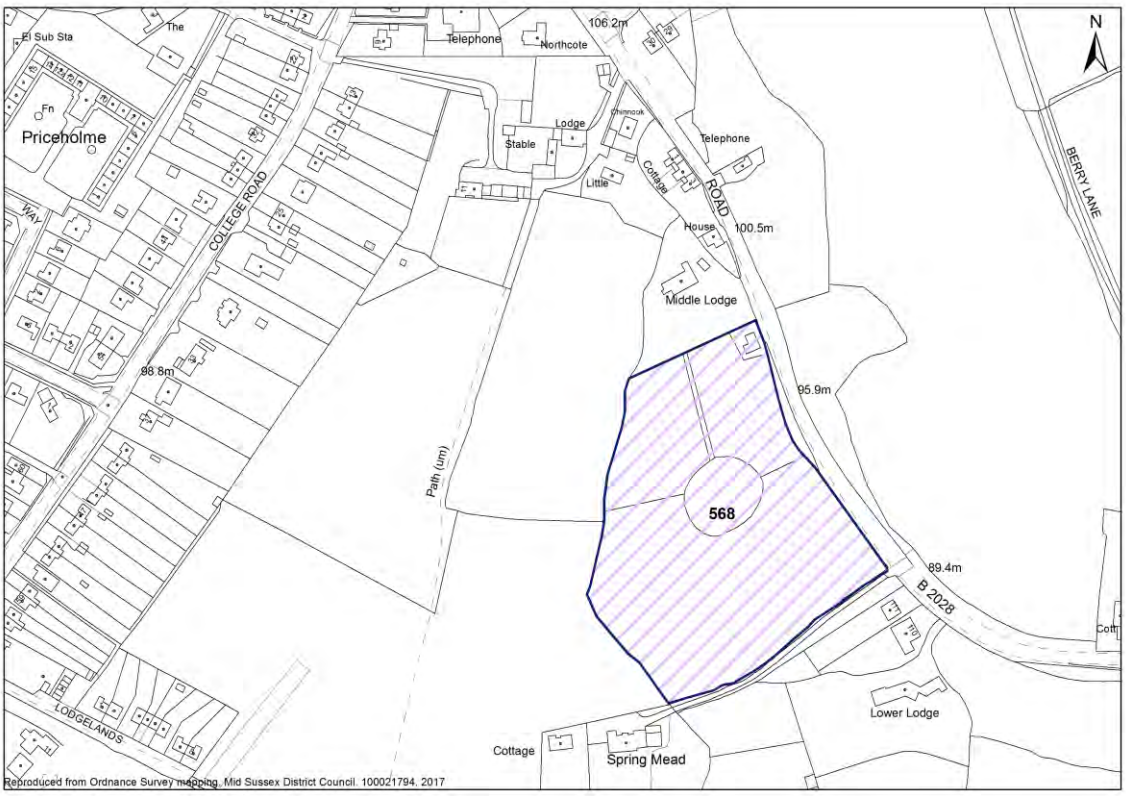
Part 3 - Sustainability / Access to Services

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, may potentially be regarded as Major development. There are no watercourses or waterbodies on or adjacent to the site. There are no sandstone outcrops on or adjacent to the site. The site is to the south-east of Ardingly and adjacent to the historic settlement. The site is not adjacent to the built-up area boundary but is adjacent to development to the north, which is part of the historic settlement pattern. Berry Farm to the east of the site is a nearby historic farmstead. Lindfield Road is a historic drove routeway. There is a historic route to the west of the site which is also a PROW. There are mature trees on the site boundaries and there is ancient woodland to the east of the site on the opposite side of Lindfield Road. Whilst the site does not appear to directly impact on the AONB character components, the potential yield of the site is fairly large in scale for the village. Development of this site would extend the historic settlement pattern.
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. Ancient woodland 15m buffer encroaches slightly along eastern boundary.
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 Conservation Area on/near the site –No impact.

District Plan: Site Selection - Housing

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

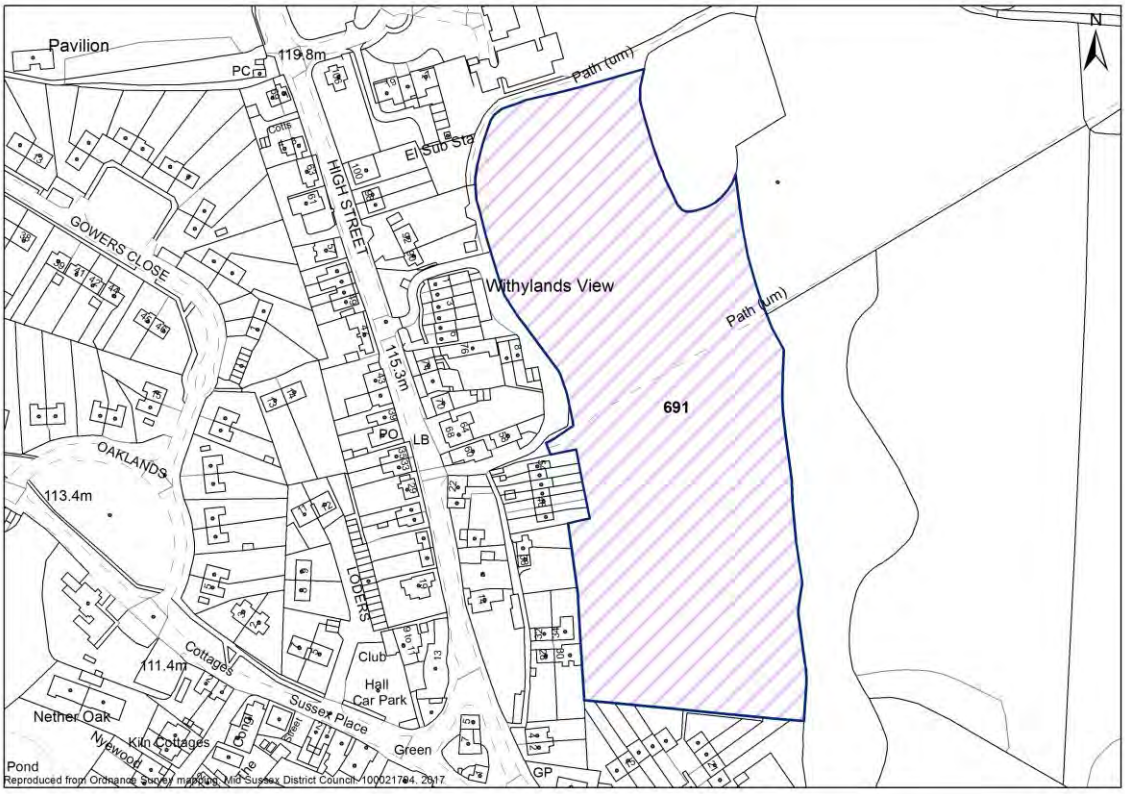
Part 3 - Sustainability / Access to Services

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



Site Details

Units: 50 **Site Area (ha):** 2.987

Part 1 - Planning Constraints

1. Landscape	**Negative**	May potentially be regarded as major development in the AONB, Moderate Impact. Site is located behind the historic core on eastern side of High Street. Whilst close to village core it could be difficult to integrate due to its scale and back land location. Scale is significant for size of existing village. High Street is shown as historic on 19th century maps but some local people believe that it originally ran slightly to the east of its current route, closer to the proposed site. Undesignated woodland to the east of the site running into linear Ancient Woodland to the south. Post-medieval field system. Modern Public Rights Of Way (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	**Negative**	Little Hapstead, Bough House with Bough Cottage and shop and Hapstead Farmhouse South and Cottage. These listed buildings have a close relationship with the site. Development on the site will impact on the setting of all these buildings and will detract

		from the manner in which their special historic interest as Sussex village buildings is appreciated. NPPF: Less than Substantial Harm, 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: Less than Substantial Harm, 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. 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	**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 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**	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. 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	**Positive**	The site is available for development within 5 years. No housebuilder on board.
9. Access	**Neutral**	Access does not exist but can be achieved within landholding to adjacent highway

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	**Neutral**	Within 20 minutes walk
13. Health	**Negative**	Over 20 minutes walk
14. Retail	**Negative**	Over 20 minutes walk

District Plan: Site Selection - Housing

Ardingly

ID 1183 **Land north of Cobb Cottage North, Ardingly**



Site Details

Units: 30 **Site Area (ha):** 1.89

Part 1 - Planning Constraints

1. Landscape	**Negative**	Moderate impact on 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.
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
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, supported by an option agreement with a housebuilder in place.
9. Access	**Negative**	Site is within/close to a conservation area, Less than substantial harm

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	

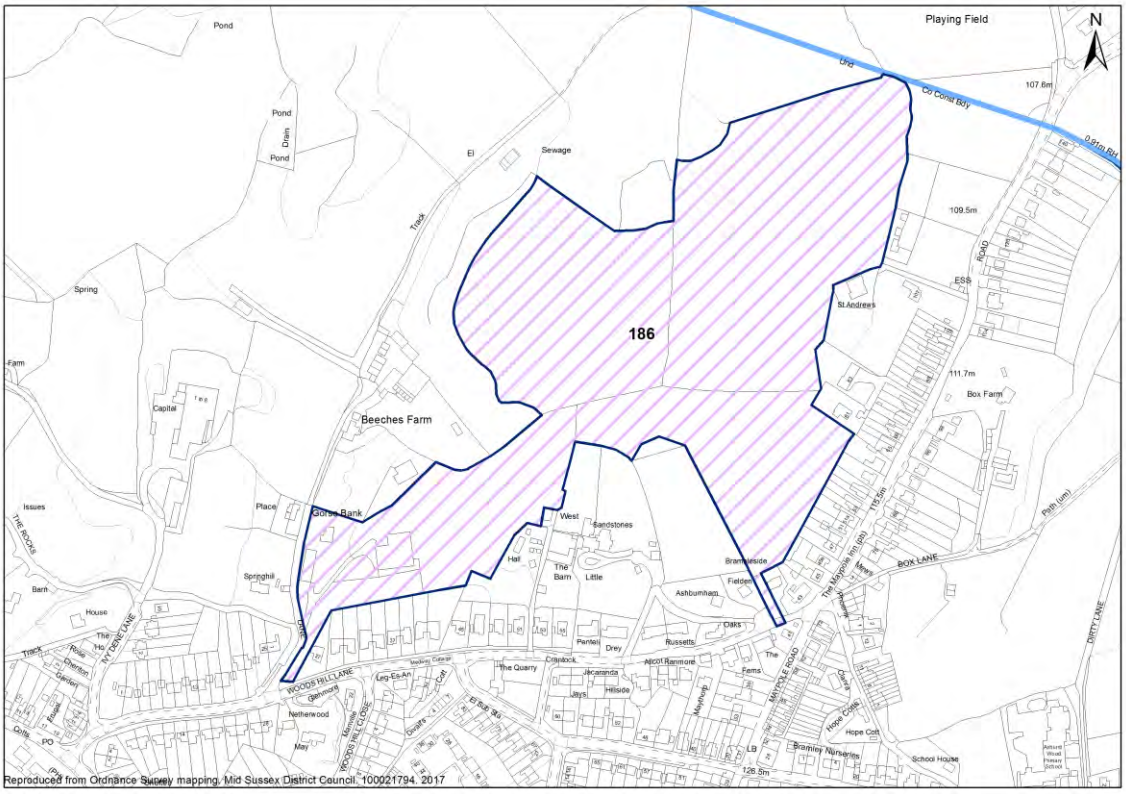
District Plan: Site Selection - Housing

10. Public Transport	**Neutral**	
11. Main Service Centre	**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	**Very Positive**	Within 10 minutes walk

District Plan: Site Selection - Housing

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 Public Rights of Way (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**	The site is available for development within 5 years. Site is in control of a housebuilder.
9. Access	**Neutral**	Site has two existing agricultural access points, eastern access looks to have greatest potential for providing access with Beeches Lane. Suitable access needs to be demonstrated.

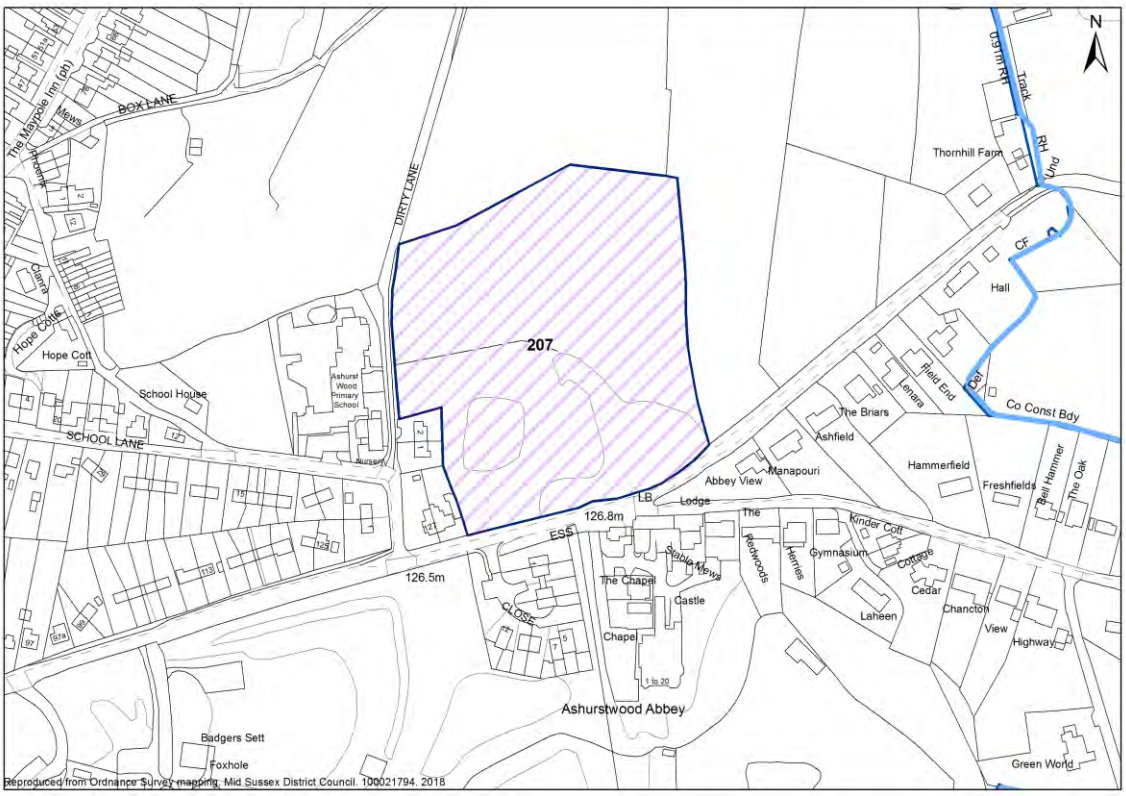
Part 3 - Sustainability / Access to Services

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	**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

District Plan: Site Selection - Housing

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

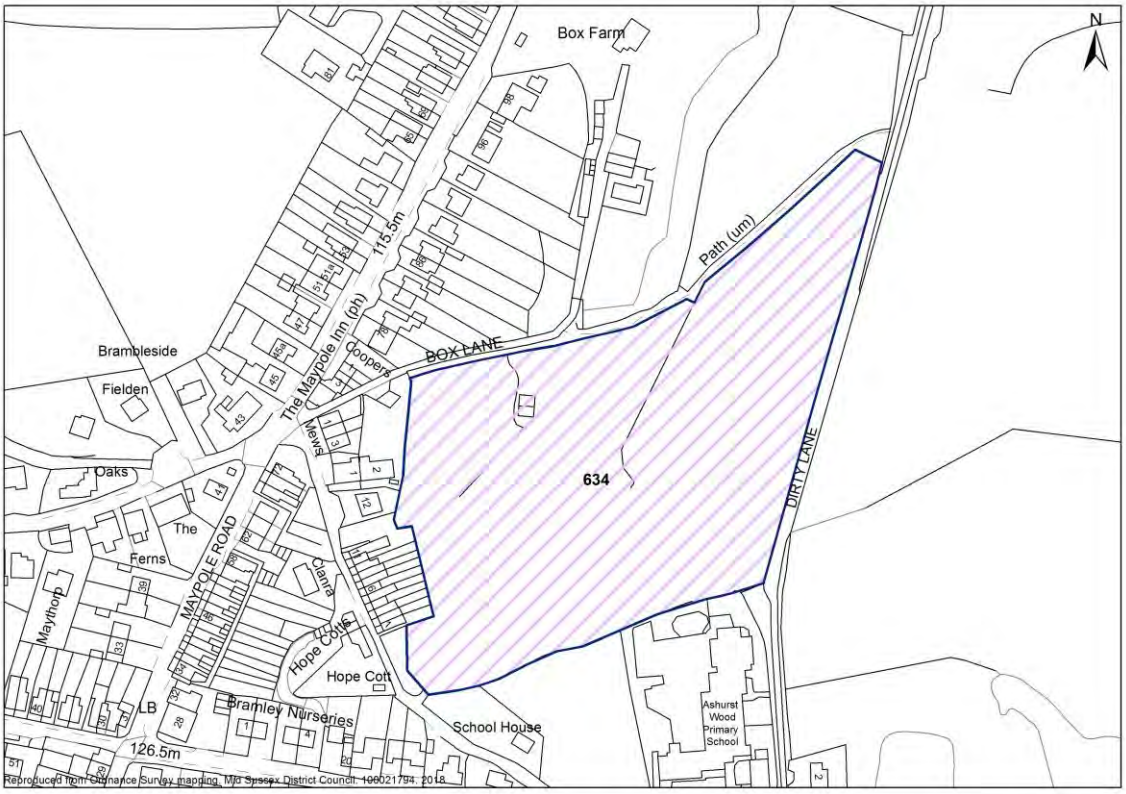
1. Landscape	**Very Negative**	High impact on the AONB due to loss of medieval field system, impact on public enjoyment of Public Rights of Way (PROW) and the topography of the site limiting design solutions so that development would be separated from the village and out of character with the historic settlement patte1rn. 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	**Positive**	The site is not affected by Ancient Woodland. Parcel of trees in southern part of site and sporadically along north boundary.
4. Biodiversity	**Neutral**	This site is nearby to Herries Pasture. The Local Wildlife Site is designated for unimproved grassland this type of habitat is vulnerable to changes in management. Need to consider

		cumulative impacts with SHELAA 138.
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**	Whilst the site has been promoted for development through the call for sites or other source, there has been no further evidence submitted to demonstrate that the site is developable within the Plan period.
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

District Plan: Site Selection - Housing

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 Public Right of Way (PROW), 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	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along boundary and through site.

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 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.

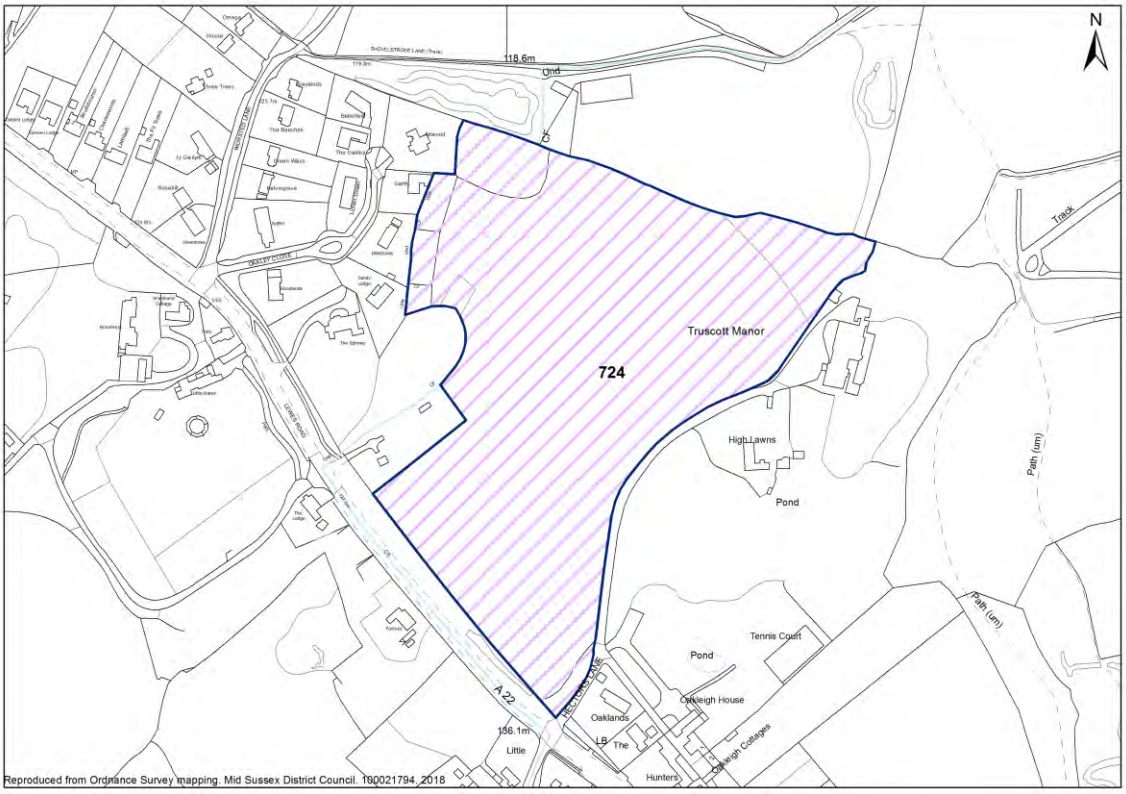
Part 3 - Sustainability / Access to Services

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

District Plan: Site Selection - Housing

Ashurst Wood

ID	724	Land at Truscott Manor, Hectors Lane, East Grinstead



Site Details

Units:	120	Site Area (ha):	5.5

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	Significant part of the site is covered by trees and/or there is presence of protected trees on/adjacent to the site.
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, Less than substantial harm.
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	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	
10. Public Transport	Neutral	

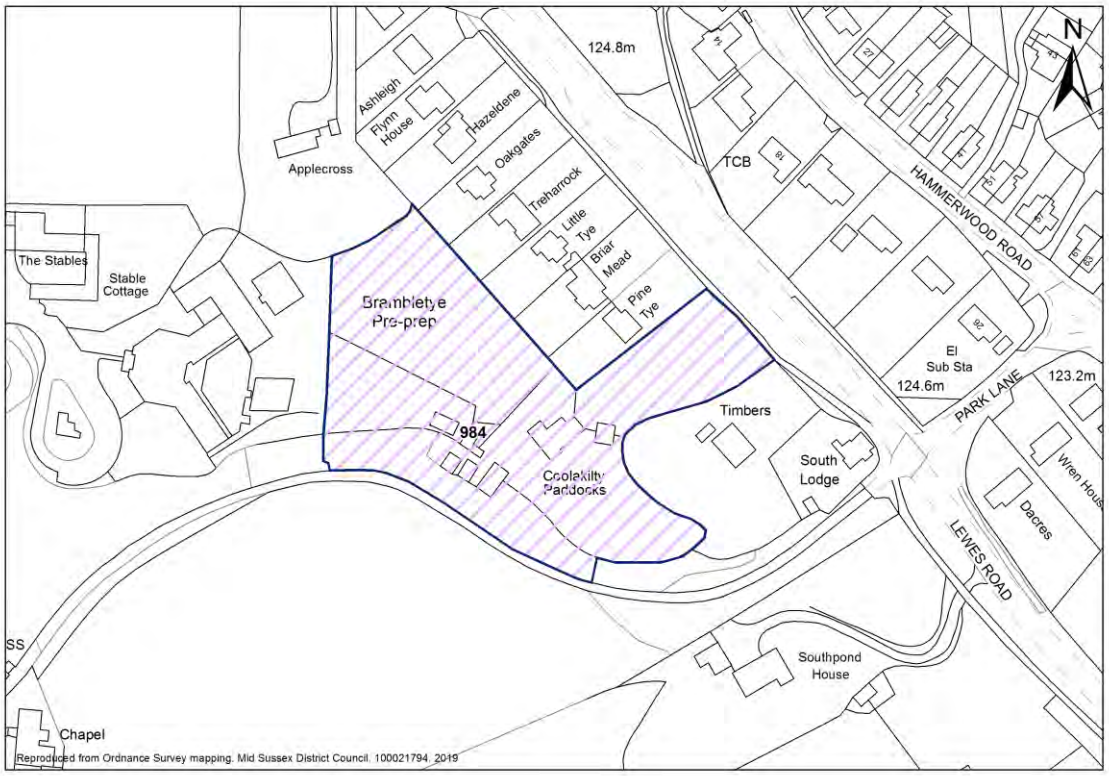
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Ashurst Wood

ID 984 **The Paddocks Lewes Road Ashurst Wood**



Site Details

Units: 8 **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 Public Right Of Ways.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along 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	**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.

District Plan: Site Selection - Housing

Part 2 - Deliverability Considerations

8. Availability	**Positive**	The site will become available for development during the plan period. The site is not in the control of a housebuilder.
9. Access	**Positive**	Access to the site exists but upgrades may be required for additional units.

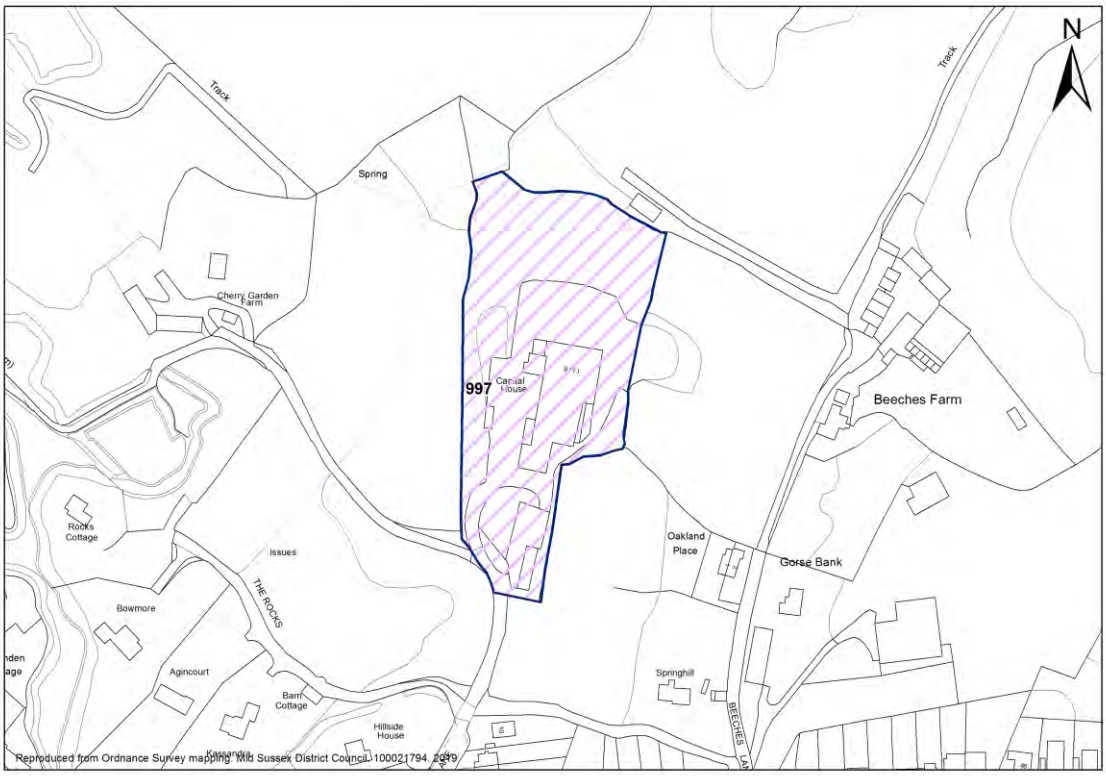
Part 3 - Sustainability / Access to Services

10. Bus Service	Good	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	**Positive**	Within 15 minutes walk

District Plan: Site Selection - Housing

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 Public Rights Of Way (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	**Positive**	The site is not affected by Ancient Woodland. Parcel of trees in northern section of site as well as boundary trees, important to containing 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**	Archaeological assessment and mitigation not required.

Part 2 - Deliverability Considerations

District Plan: Site Selection - Housing

8. Availability	**Positive**	Site also an existing employment site. Site is not in the control of a housebuilder.
9. Access	**Neutral**	Access is to be relocated to the south east corner within the same ownership. Suitable two-way access can be achieved without passing bays. Existing access road to be closed off. Suitable access to this site is therefore considered to be possible subject to third party agreement.

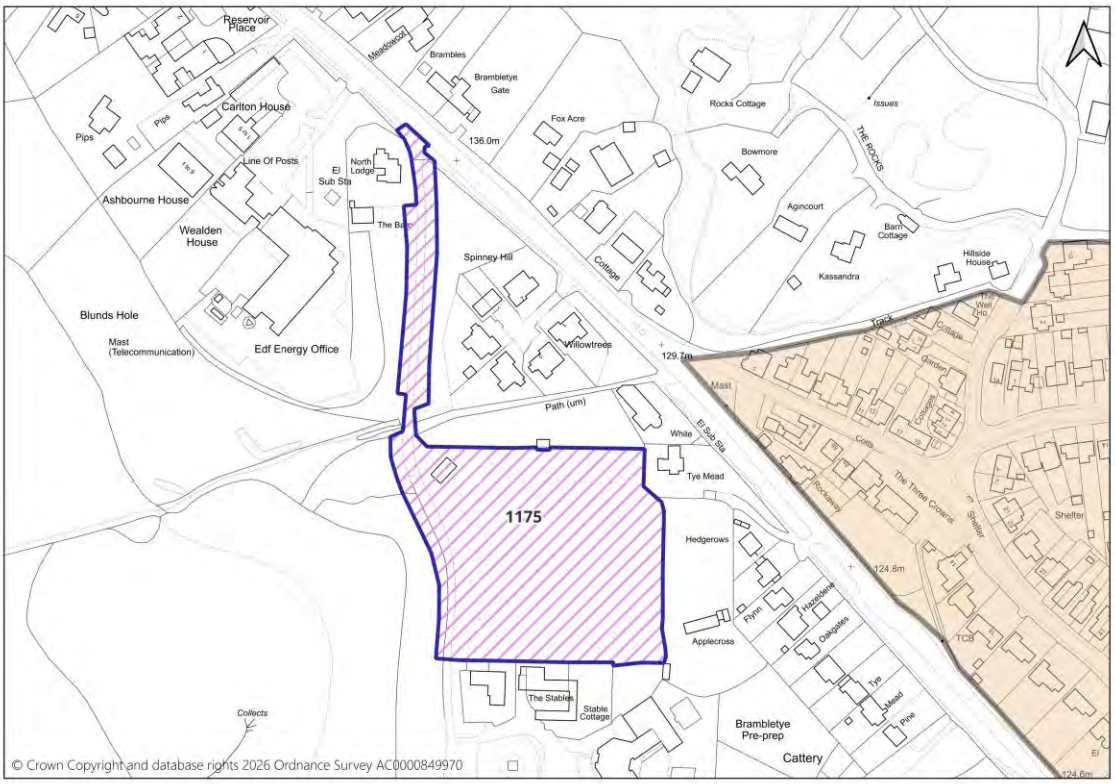
Part 3 - Sustainability / Access to Services

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	**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	**Positive**	Within 15 minutes walk

District Plan: Site Selection - Housing

Ashurst Wood

ID	1175	Land at Brambletye School, Lewes Road



Site Details

Units:	25	Site Area (ha):	1.57

Part 1 - Planning Constraints

1. Landscape	Negative	Moderate impact on 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.
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	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	

District Plan: Site Selection - Housing

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	**Negative**	Over 20 minutes walk
14. Retail	**Neutral**	Within 20 minutes walk

District Plan: Site Selection - Housing

Balcombe

ID 25 **The Walled Garden, behind the Scout Hut, London Road, Balcombe**



Site Details

Units: 8 **Site Area (ha):** 0.29

Part 1 - Planning Constraints

1. Landscape	**Negative**	Moderate impact on 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.
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, Less than substantial harm.
6. Conservation Areas	**Negative**	Site is within/close to a conservation area, Less than substantial harm.
7. Archaeology	**Very Positive**	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	**Negative**	Whilst the site has been promoted for development through the call for sites or other source, there has been no further evidence submitted to demonstrate that the site is developable within 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

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	Good	
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

Balcombe

ID 28 **Area south of Redbridge Lane at junction with London Road, Balcombe**



Site Details

Units: 20 **Site Area (ha):** 1.55

Part 1 - Planning Constraints

1. Landscape	**Negative**	Moderate impact on the AONB.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial.
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	**Negative**	Listed buildings are present on/within proximity of the site, Less than substantial harm.
6. Conservation Areas	**Negative**	Site is within/close to a conservation area, Less than substantial harm.
7. Archaeology	**Very Positive**	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	**Negative**	Whilst the site has been promoted for development through the call for sites or other source, there has been no further evidence submitted to demonstrate that the site is developable within 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

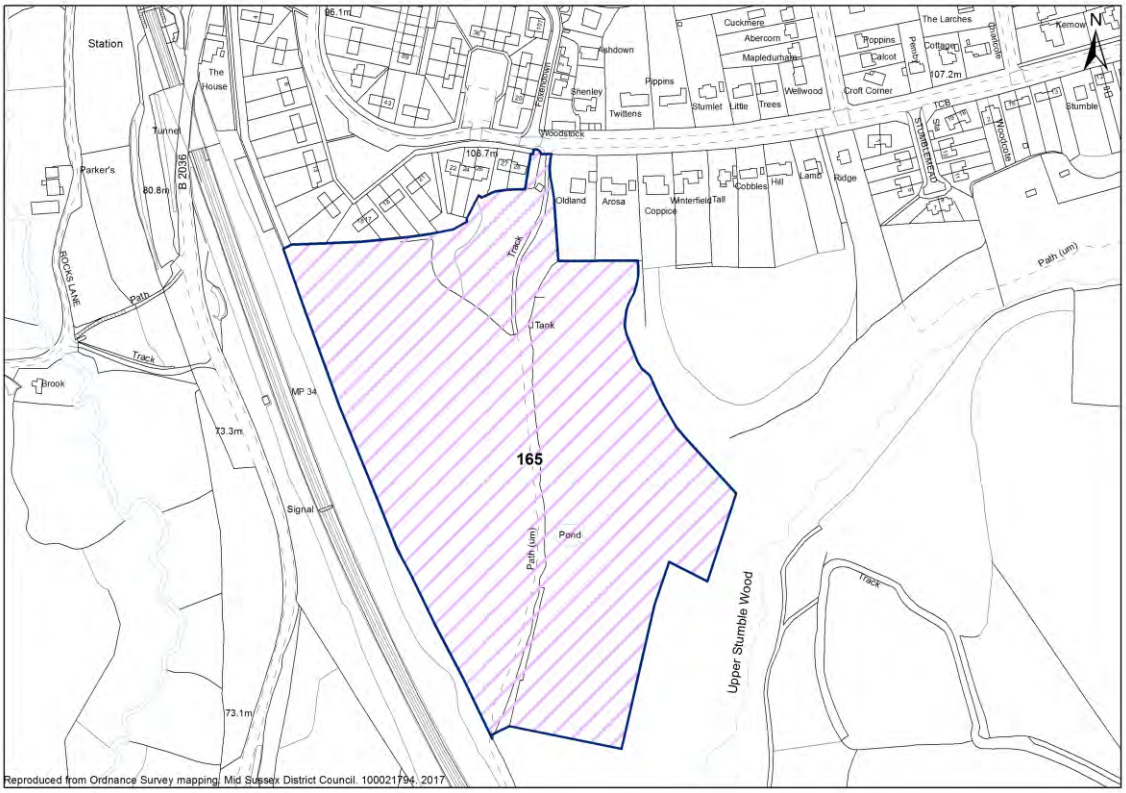
District Plan: Site Selection - Housing

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

Balcombe

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



Site Details

Units: 40 **Site Area (ha):** 6.2

Part 1 - Planning Constraints

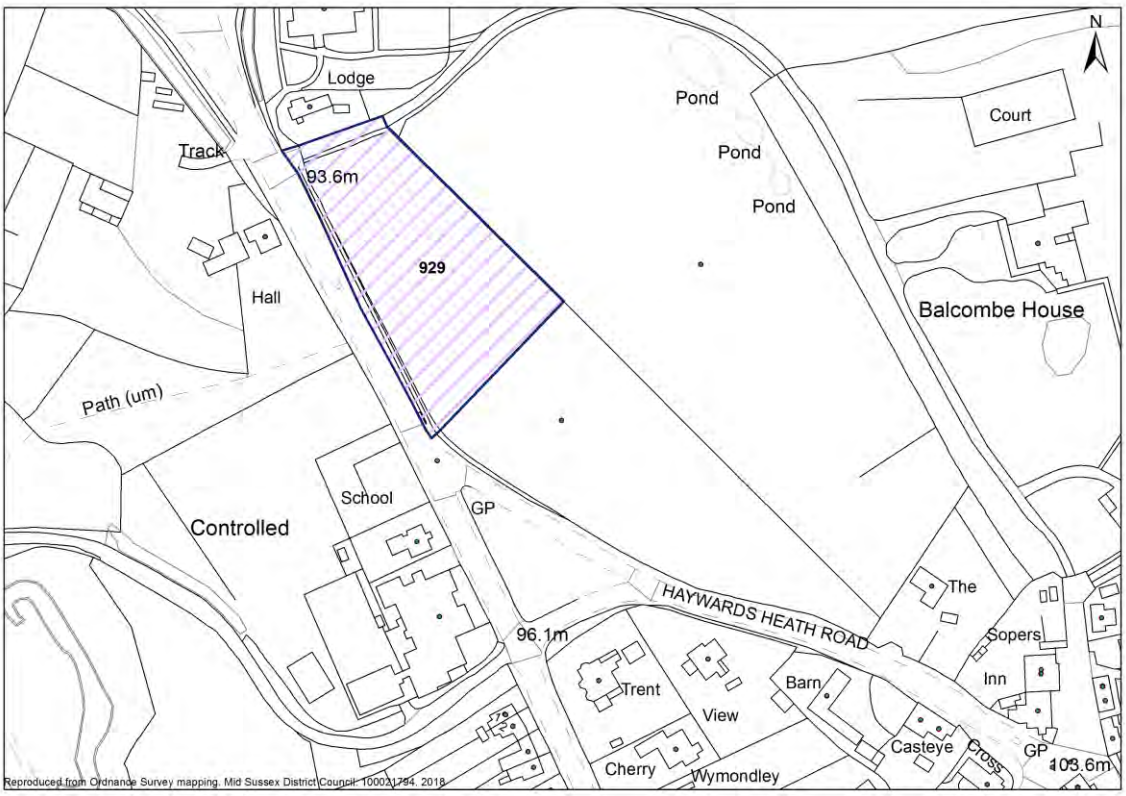
1. Landscape	**Very Negative**	Likely major development in the AONB with no identified exceptional circumstances. Moderate impact on AONB due to significant scale of development, loss of semi-intact medieval field system, impact on public enjoyment of Public Rights Of Way (PROW) and potential impact 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.
4. Biodiversity	**Neutral**	This site is nearby Rowhill and Station Pastures, Balcombe. The Local Wildlife Site designation includes unimproved grassland. Any further consideration of site should exclude Ancient Woodland. Thought should be given to impacts of disturbance on Ancient Woodland from people and pets, impacts on habitat connectivity, impacts of light and noise pollution, need for Ancient Woodland buffer.
5. Listed Buildings	**Very Positive**	There are no listed buildings within or adjacent to the site.
6. Conservation Areas	**Negative**	Small part of north eastern boundary of site abuts Conservation Area. Less than Substantial Harm - Low
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**	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.
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**	
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

Balcombe

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



Site Details

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

Part 1 - Planning Constraints

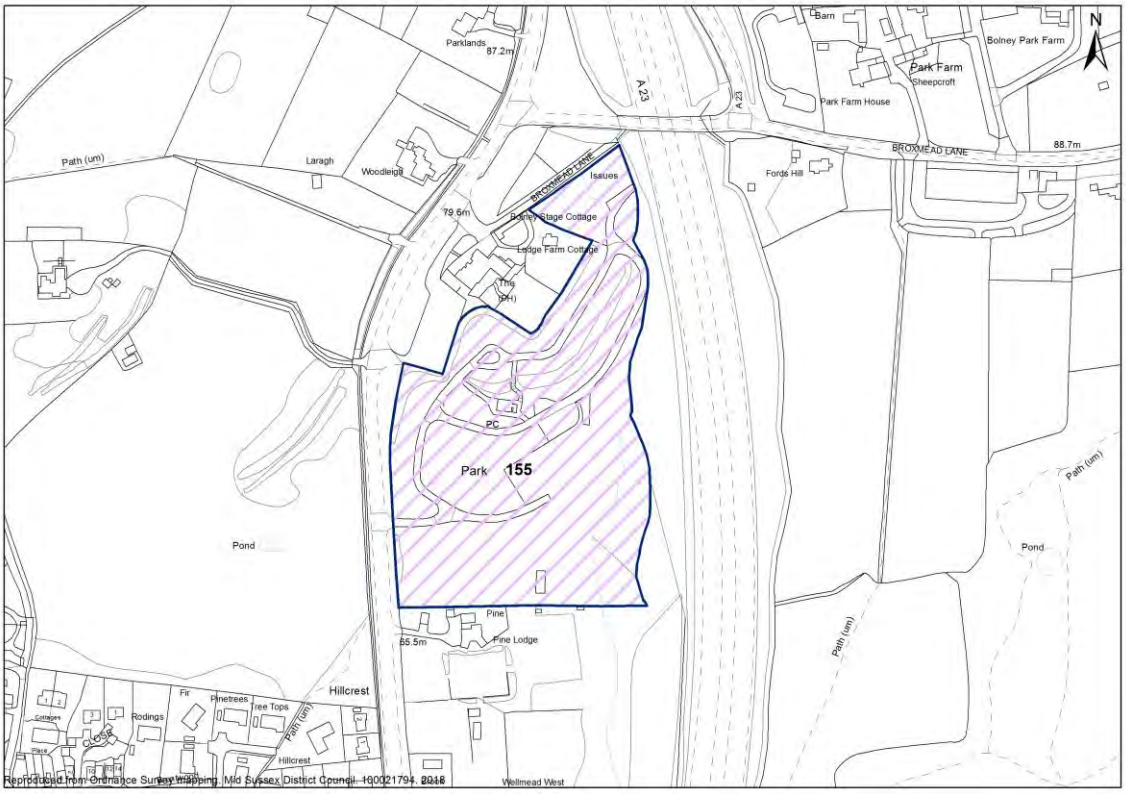
1. Landscape	**Negative**	Moderate impact on AONB due to loss of woodland. High site but relatively flat. No watercourses mapped. Site is between the church and an allocated site, opposite the school and at the junction of two routeways. Modest sized site which is of a suitable scale for the existing 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	**Negative**	The site is not affected by Ancient Woodland. Significant tree coverage across 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**	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 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: Less than Substantial arm, HIGH. Haylors, London Road; Development on the site would, although at a little distance from the cottage, constitute a significant intrusion into this currently rural setting and would detract from the manner in which the special interest is appreciated. NPPF: Less than Substantial Harm, 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: Less than Substantial Harm, 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

District Plan: Site Selection - Housing

Bolney

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



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

Site Details

Units: 50 **Site Area (ha):** 3.4

Part 1 - Planning Constraints

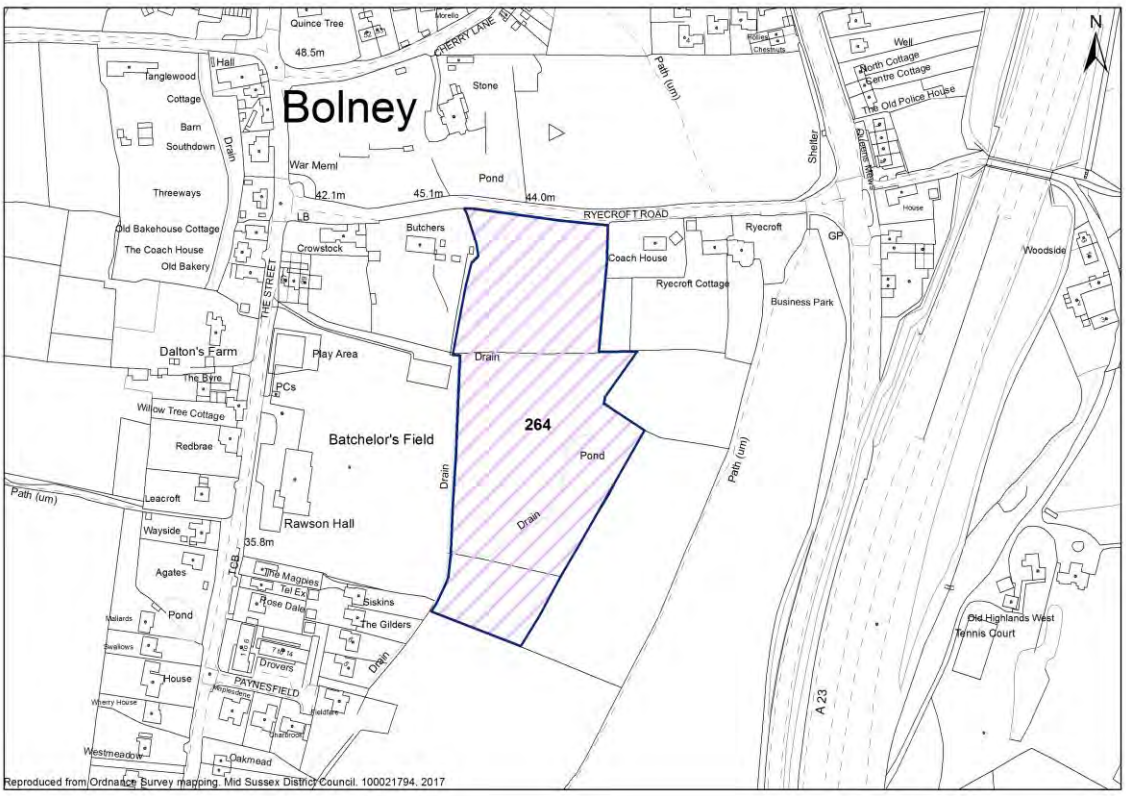
1. Landscape	**Negative**	Moderate impact on AONB due to scale of site and poor relationship with main village. High site which slopes to the south. No watercourses mapped. Site to the north of the main village in an area of scattered development along London Road. Poor relationship to main village and 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	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along boundary and on 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**	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 use and more visually intrusive upon the character of the setting of the Stage. NPPF: Less than Substantial Harm, MID
6. Conservation Areas	**Negative**	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: Less than Substantial Harm, 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	**Positive**	Within 15 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	**Negative**	The site is not affected by Ancient Woodland. Development would result in loss of trees across site. 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	**Neutral**	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: Less than Substantial Harm, 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: Less than Substantial Harm, LOW. Potential for suitable mitigation.
6. Conservation Areas	**Neutral**	The north-western boundary of the site is contiguous with the

		Bolney North Conservation Area. The Conservation Area contains a number of listed buildings, and is characterised by low density development with trees, hedges and open spaces making an important contribution to its attractiveness. The rural setting of the Conservation Area makes a strong positive contribution to its special character and the manner in which this is appreciated. Development on this site would have a detrimental impact on the rural setting of the northern part of the area as it is appreciated from Ryecroft Road, potentially The Street and Bachelor's field. NPPF: Less than Substantial Harm, MID. Potential for suitable mitigation.
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	**Positive**	The site will become available for development during the plan period. No housebuilder on board.
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.

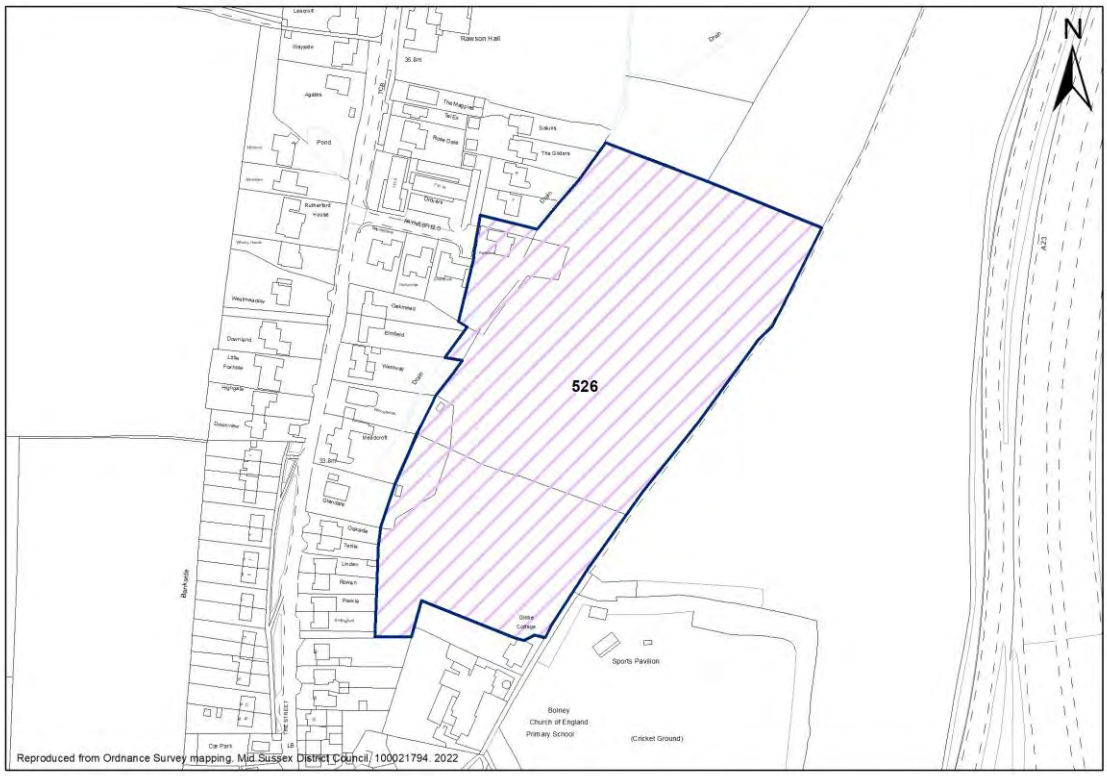
Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	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 526 **Land east of Paynesfield, Bolney**



Site Details

Units: 45 **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	**Positive**	The site is not affected by Ancient Woodland. Mature trees located sporadically along boundary.
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. Less than Substantial Harm - Mid. Potential for suitable mitigation.
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. Less than Substantial Harm - Mid. Potential for suitable mitigation.
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	**Very Positive**	The site will become available for development during the plan period. Housebuilder on board.

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).

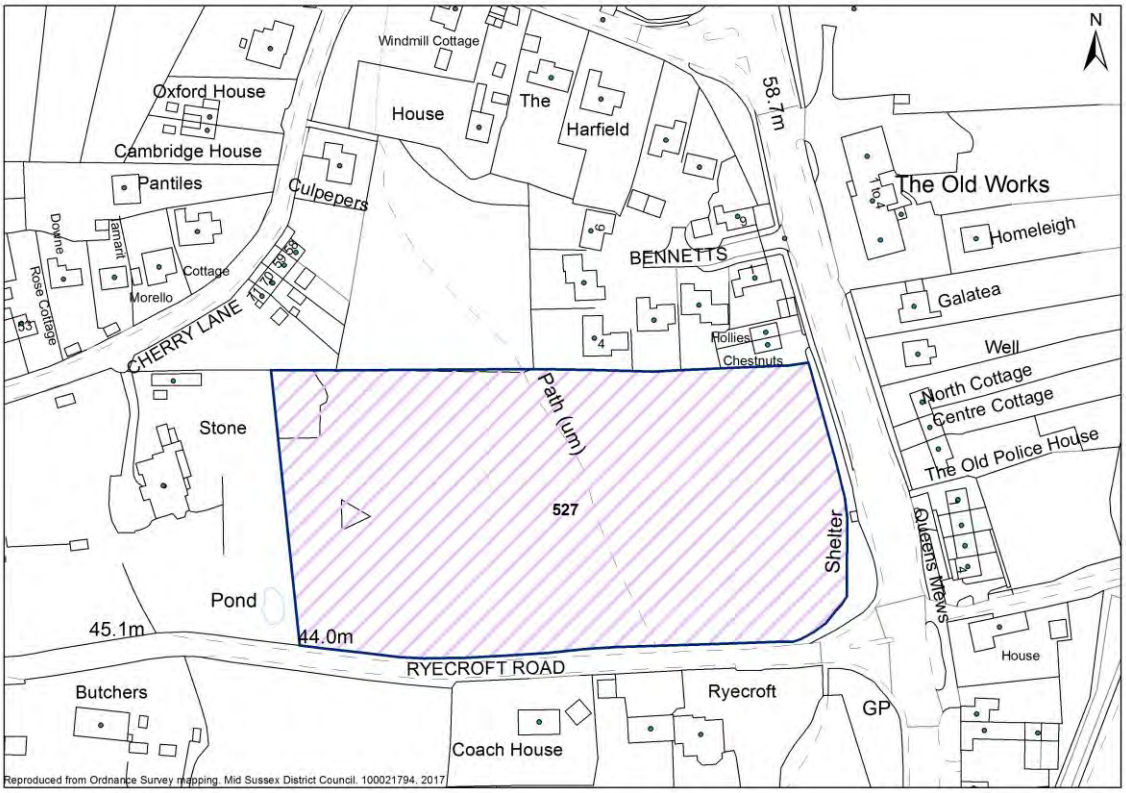
Part 3 - Sustainability / Access to Services

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	**Negative**	Significant part of site covered by Tree Preservation Order Group which would constrain development. Objection from Tree Officer; insufficient room for any mitigation.
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: Less than Ssubstantial Harm, MID. Potential for suitable mitigation.
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 Conservation Area makes a strong positive contribution to its special character and the manner in which this is appreciated, from Ryecroft Road and the Public Rights Of Way. NPPF: Less than Substantial Harm, MID. Potential for suitable mitigation.

District Plan: Site Selection - Housing

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

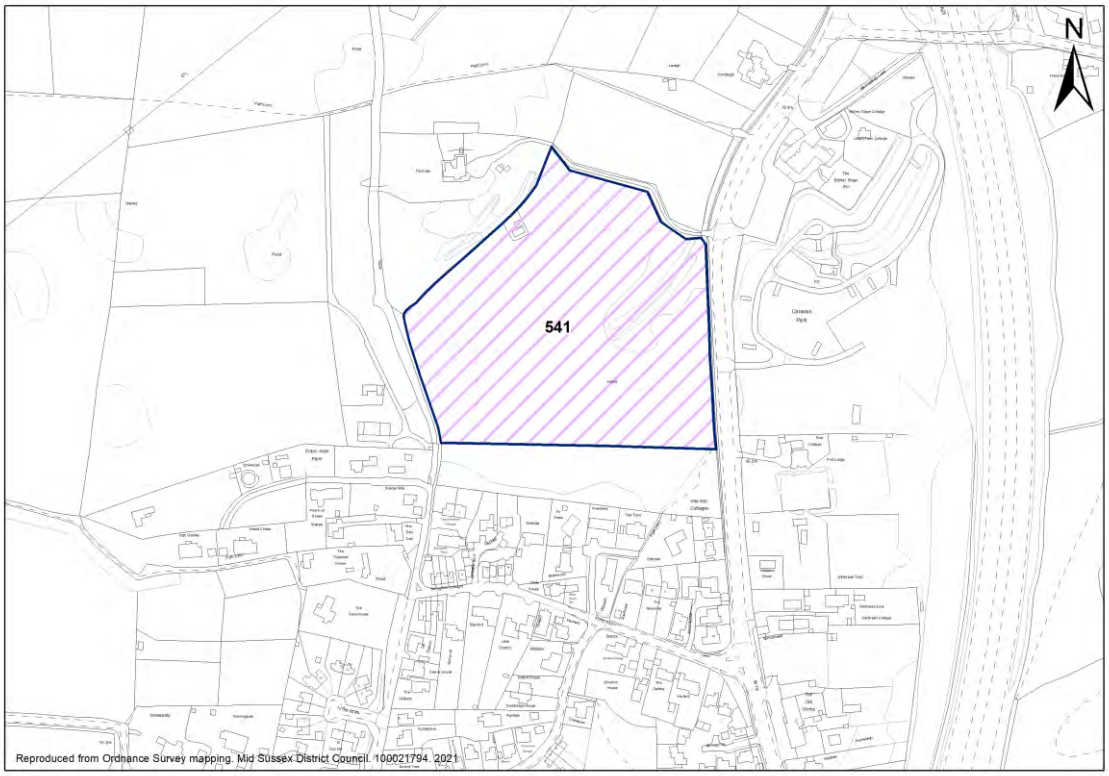
Part 3 - Sustainability / Access to Services

10. Bus Service	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	**Neutral**	Within 20 minutes walk

District Plan: Site Selection - Housing

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

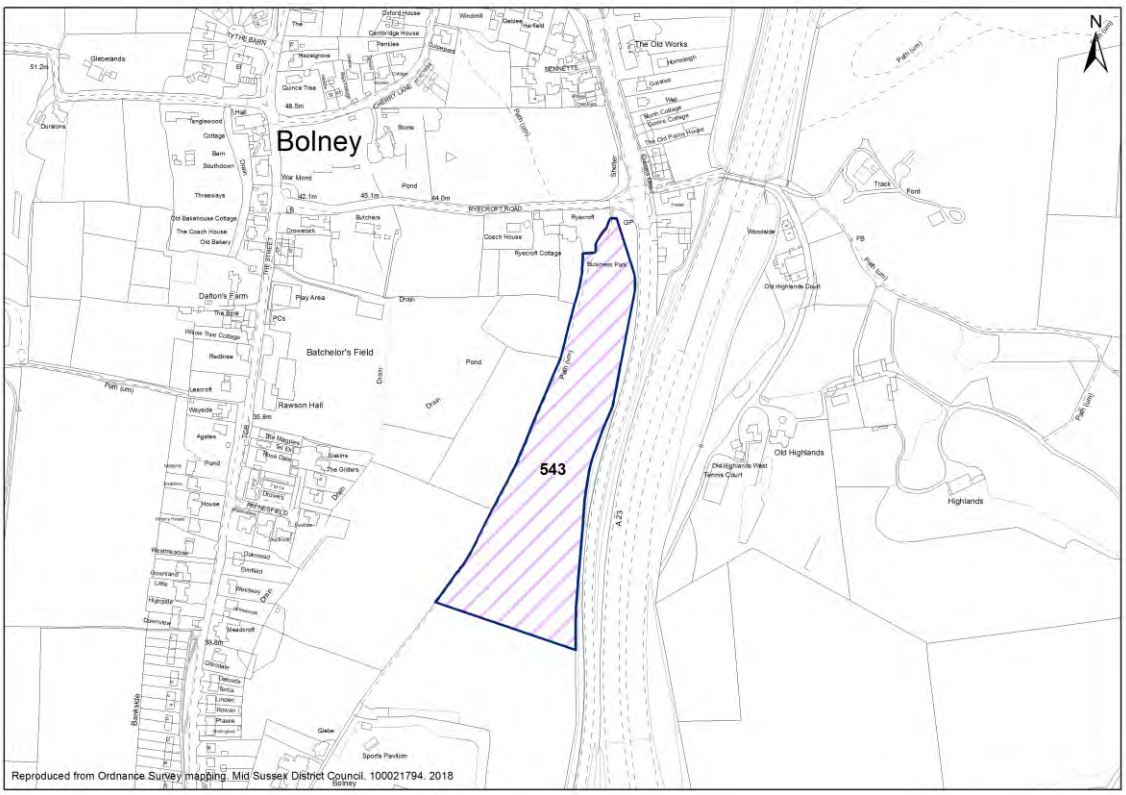
1. Landscape	**Very Negative**	High impact on AONB due to loss of woodland, scale of site and poor relationship with main village. High site which slopes to the south. No watercourses mapped. Site to the north of the main village in an area of scattered development along London Road. Poor relationship 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
5. Listed Buildings	**Neutral**	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. Potential for suitable mitigation.
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: 65 **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	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along 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	**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	**Very Positive**	No known constraints to access and site approach to accommodate 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**	

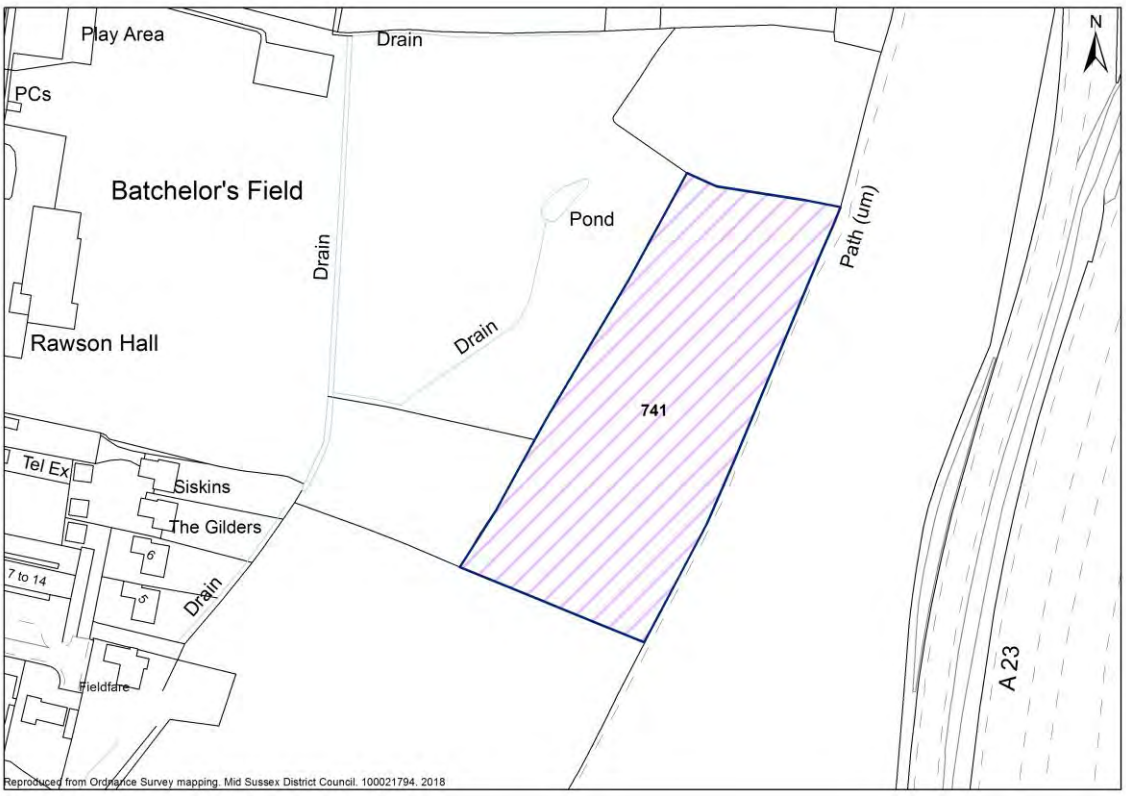
District Plan: Site Selection - Housing

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	**Positive**	Within 15 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	Negative	The site is not affected by Ancient Woodland. Significant part of site covered by trees.
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 asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period
9. Access	Very Negative	At present, the site is not accessible. Access dependent on third party land which has not been demonstrated to be available.

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	

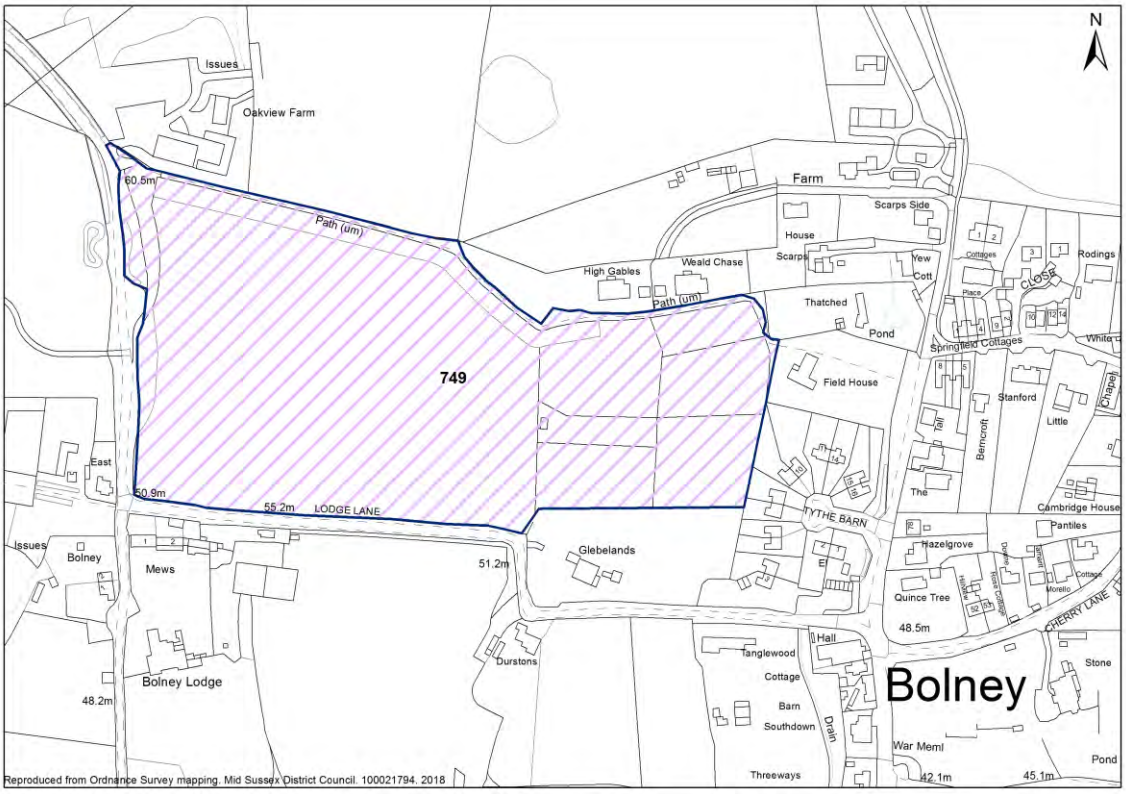
District Plan: Site Selection - Housing

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	**Positive**	Within 15 minutes walk

District Plan: Site Selection - Housing

Bolney

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



Site Details

Units: 75 **Site Area (ha):** 5.2

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**	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. A small area of ancient woodland and accompanying buffer are within the site at the western boundary.
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 –Low impact. There are a number of listed buildings in proximity to the south, and the curtilage of two Grade II listed properties (Thatched House and Scarps) just outside the site to the east.
6. Conservation Areas	**Negative**	Site is within/close to a conservation area, Less than substantial harm –Low impact. Part of the eastern boundary runs contiguous with the Bolney (north) Conservation Area.
7. Archaeology	**Very Positive**	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	**Positive**	No housebuilder on board. Unclear on timings for bringing site forward.

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.

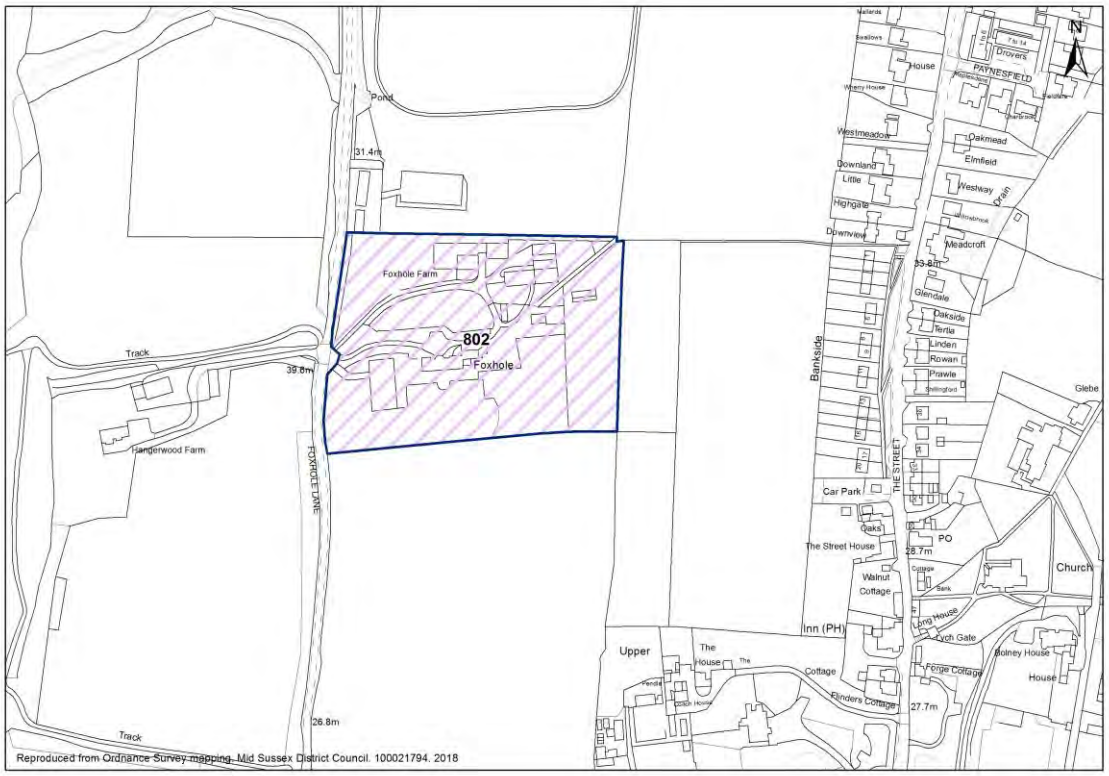
Part 3 - Sustainability / Access to Services

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 802 **Foxhole Farm Buildings, Foxhole Lane, Bolney**



Site Details

Units: 20 **Site Area (ha):** 2.61

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	**Positive**	Presence of trees on site or along the boundaries
4. Biodiversity	**Very Positive**	Site is not within or adjacent to a Site 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 – but potential for suitable mitigation. CHECK with EW
6. Conservation Areas	**Neutral**	Site is within/close to a conservation area, Less than substantial harm – but potential for suitable mitigation. CHECK with EW
7. Archaeology	**Very Positive**	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	**Negative**	Whilst the site has been promoted for development through the call for sites or other source, there has been no further evidence submitted to demonstrate that the site is developable within 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

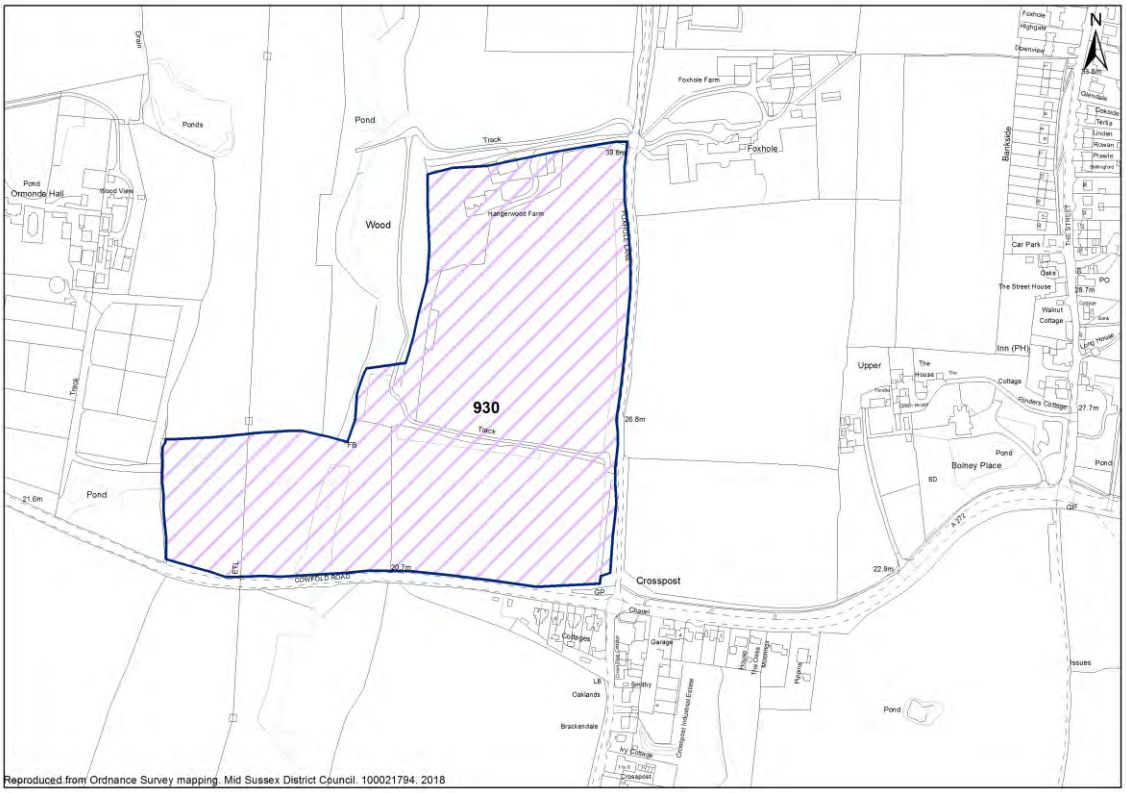
Part 3 - Sustainability / Access to Services

10. Bus Service	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	**Positive**	Within 15 minutes walk / 20 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 930 **Hangerwood Farm, Foxhole Lane, Bolney**



Site Details

Units: 120 **Site Area (ha):** 9.3

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	**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 archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	**Very Positive**	The site is available for development within 5 years, supported by an option agreement with a housebuilder in place.
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

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	**Positive**	Within 15 minutes walk / 20 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 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**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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. Housebuilder on board.
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**	

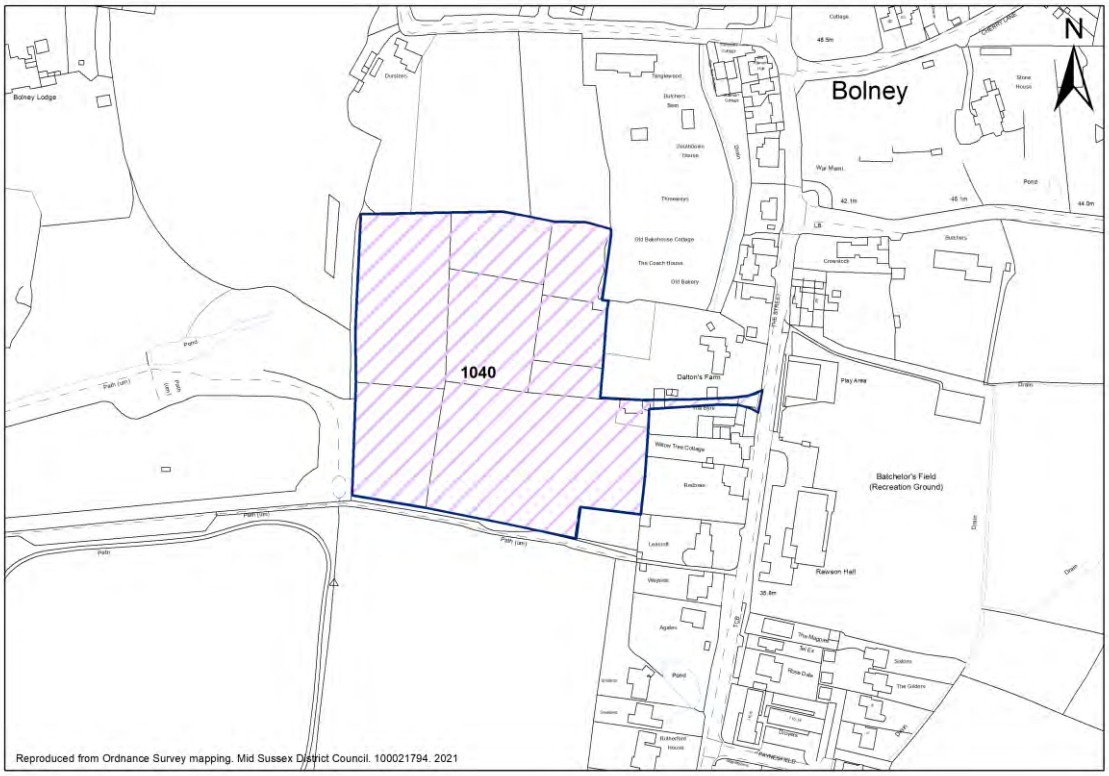
District Plan: Site Selection - Housing

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	**Positive**	Within 15 minutes walk

District Plan: Site Selection - Housing

Bolney

ID 1040 **Land rear of Daltons Farm and The Byre, The Street, Bolney**



Site Details

Units: 20 **Site Area (ha):** 2.19

Part 1 - Planning Constraints

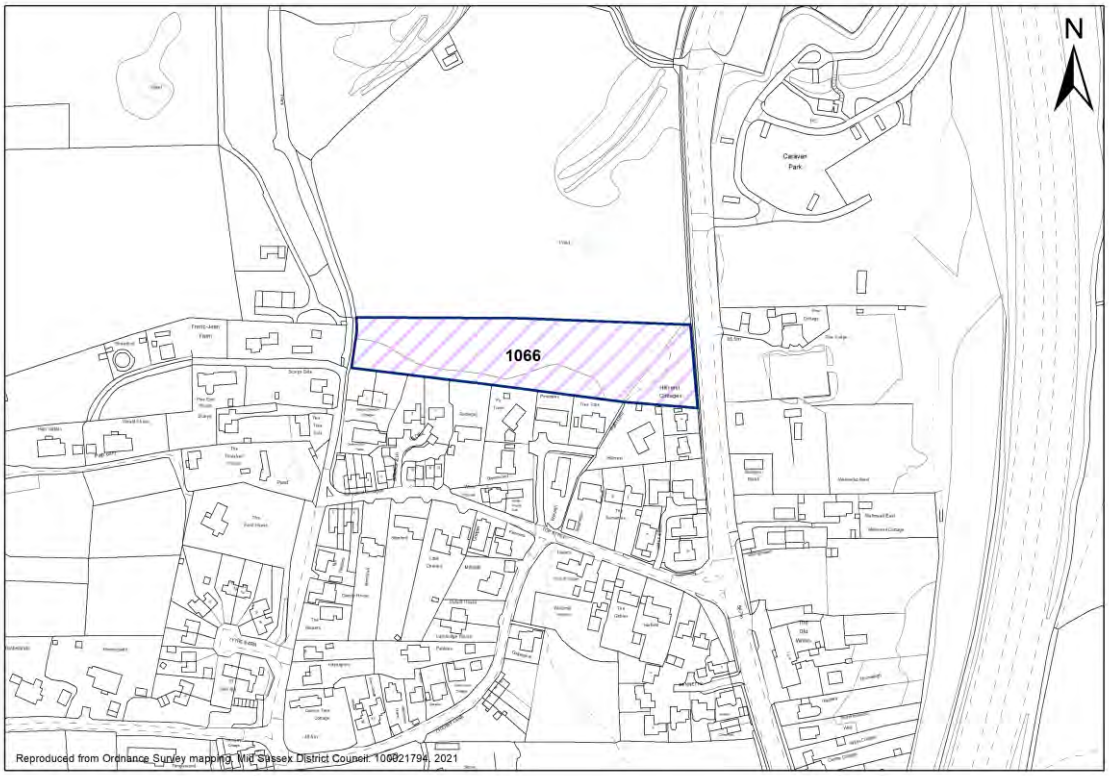
1. Landscape	**Negative**	Low to low/medium potential for change in landscape terms
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
3. Trees	**Neutral**	Presence of protected trees on/adjacent to the site which would constrain development.
4. Biodiversity	**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 – High. Daltons Farm (Grade II), Old Bakehouse Cottage (Grade II), Tanglewood (Grade II), Durstons (Grade II), Bolney Lodge (Grade II) and Bolney Conservation Area. There is also the potential for curtilage listed buildings and/or Non Designated Heritage Asset associated with the Daltons Farm historic farmstead, e.g. the Byre, now in separate ownership. As a former farmhouse the surviving rural landscape directly to the east will be considered to make a strong positive contribution to the historical illustrative and aesthetic values of the farmhouse- the same will apply to any related curtilage listed buildings/NDHAs within the farmstead. Old Bakehouse Cottage appears to be a 19th century village shop/commercial premises- again the proximity of open countryside to the rear will contribute positively to its historical illustrative value as a village building, and to its aesthetic value. Tanglewood and Durstons appear to be 17th century or earlier rural buildings. More information could be provided as part of a heritage statement but again the rural setting is likely to contribute positively to the special interests of

		these buildings, although it is noted that Tanglewood is separated from the site by intervening development. Bolney Lodge is an 18th/ 19th century gentleman's country residence, the extensive grounds of which directly abut the site. Again the rural setting contributes to its special interest and in the case of the site provides separation from Bolney village. Bolney Conservation Area – see the Council's document Conservation Areas in Mid Sussex. The proximity of open countryside in places to either side of The Street is fundamental to its character. A Public Rights Of Way (PROW) runs west-east along the southern edge of the grounds to Bolney lodge, continuing along the boundary of the site to the southern boundary of the Conservation Area. Development on the site, which is currently open fields, will fundamentally alter its character and reduce or remove the positive contribution it currently makes through setting to the special interests/character of the above assets. It will also in some cases sever the direct relationship between these assets and the countryside to the west/south and/or remove the existing separation between originally rural buildings and the village. Potential for suitable mitigation.
6. Conservation Areas	**Neutral**	Site is within/close to a conservation area, Less than substantial harm – Medium. See criterion 5 for commentary.
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, supported by an option agreement with a housebuilder in place.
9. Access	**Neutral**	Access does not exist but can be achieved within landholding to adjacent highway. Promoter confirms that existing drive to be used as access to site but will require amendments to boundary wall and repositioning of some buildings.
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	**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 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**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**Negative**	Significant tree coverage across site; designated Tree Preservation Order Group. Development of the site would result in direct loss. Objection from Tree Officer.
4. Biodiversity	**Very Positive**	No objection raised by Natural England or Sussex Wildlife Trust despite proximity with designated site, or site not within or adjacent to designated site
5. Listed Buildings	**Neutral**	Listed building potentially affected: Yew Tree Cottage and the Thatched House (Grade II, both formerly part of Tithe Farm historic farmstead) a short distance to the south west. Public Rights of Way (PROW) run from the Conservation Area through intervening development and on through the south east corner of the site, as well as north as continuation of The Street, past the listed buildings and the eastern edge of the site. A degree of less than substantial harm based on the importance of the rural setting of the affected assets: Less than Substantial Harm:-Mid. Potential for suitable mitigation.
6. Conservation Areas	**Neutral**	Potentially affected; Bolney Conservation Area, the boundary of which is a short distance to the south. PROWs run from the Conservation Area through intervening development and on through the south east corner of the site, as well as north as

		continuation of The Street, past the listed buildings and the eastern edge of the site. A degree of less than substantial harm based on the importance of the rural setting of the affected assets: Less than Substantial Harm - Low. Potential for suitable mitigation.
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,developer on board.
9. Access	**Neutral**	Access does not exist but can be achieved within landholding to adjacent highway or through 3rd party land (agreement in place).

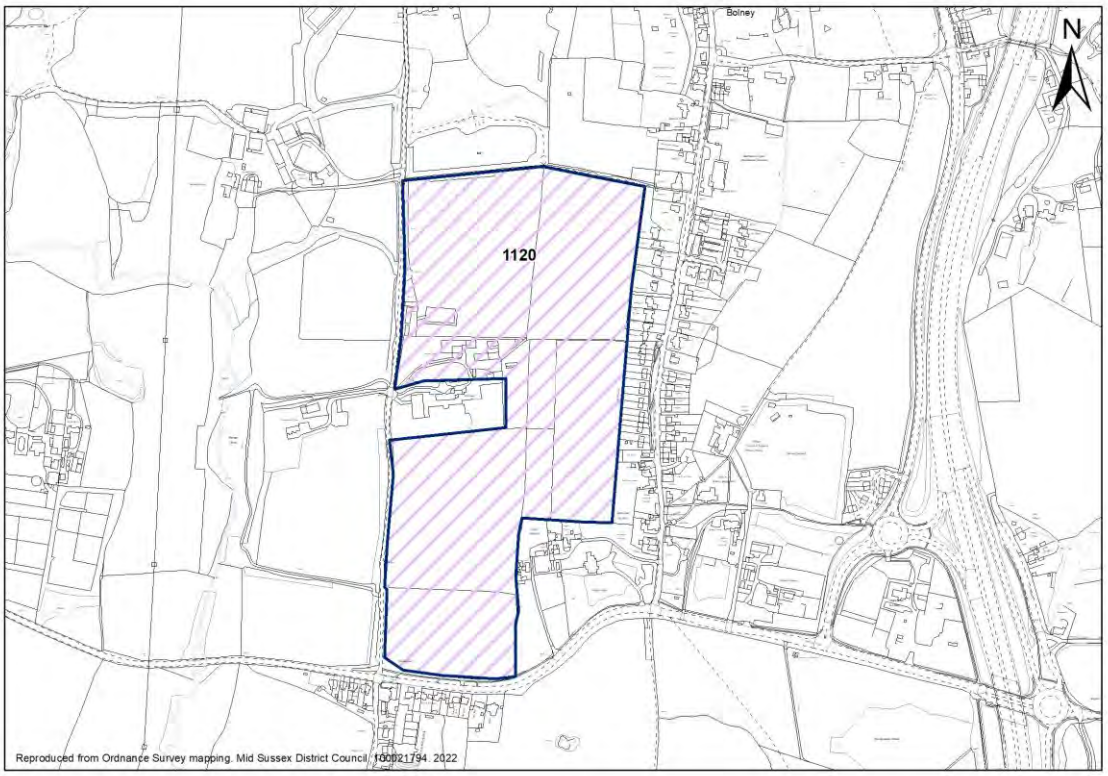
Part 3 - Sustainability / Access to Services

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**	
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 1120 **Land east of Foxhole Lane**



Site Details

Units: 200 **Site Area (ha):** 18.4

Part 1 - Planning Constraints

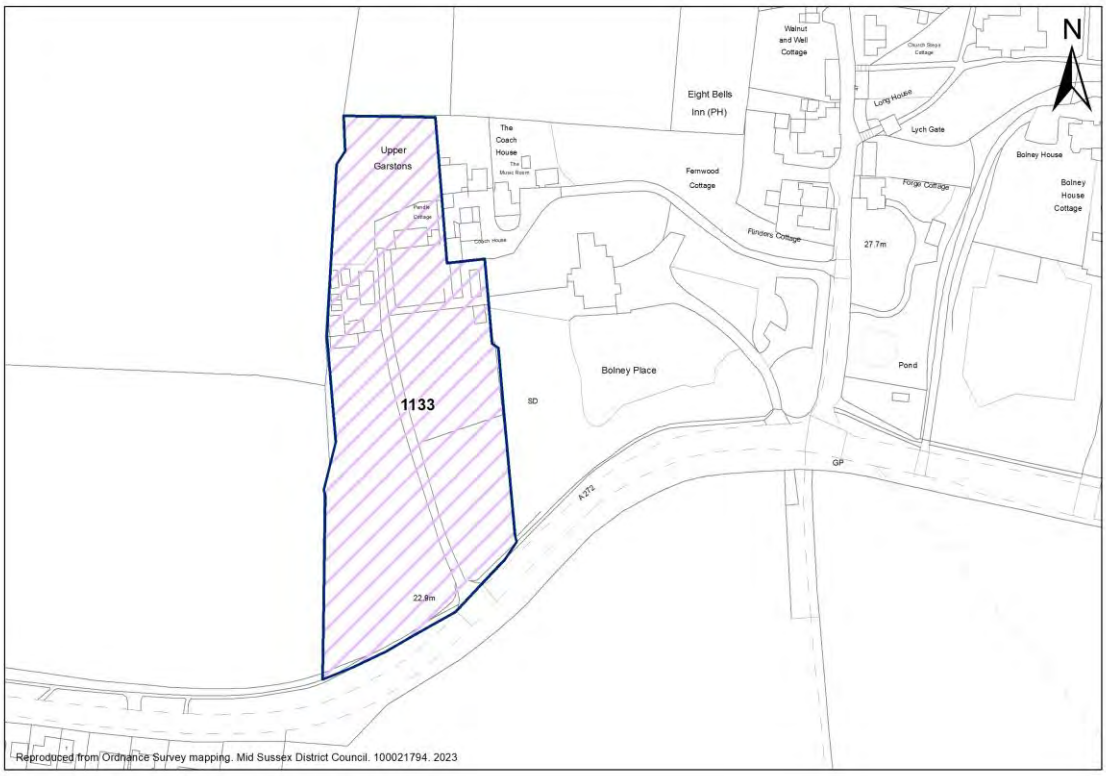
1. Landscape	**Negative**	Low to low/medium potential for change in landscape terms
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**Positive**	Presence of boundary trees. Tree Preservation Order on northern boundary, can be incorporated into development.
4. Biodiversity	**Very Positive**	Site is not within or adjacent to a Site of Special Scientific Interest or Local Wildlife Site.
5. Listed Buildings	**Neutral**	The revised masterplan shows the development pushed to the northern and southern ends of the site with the central area retained as open space (a 'country park'). This moves the development away from close proximity with the southern half of the Conservation Area and the listed buildings within it, although there may still be some impact on views. The northern part of the development remains adjacent to the northern half of the Conservation Area and the Public Rights Of Way which runs down to it from the west. More detailed information including verified views would be necessary to confirm the impacts. Less than Substantial Harm: Low to Mid. Potential for suitable mitigation.
6. Conservation Areas	**Neutral**	The revised masterplan shows the development pushed to the northern and southern ends of the site with the central area retained as open space (a 'country park'). This moves the development away from close proximity with the southern half of the Conservation Area and the listed buildings within it, although

		there may still be some impact on views. The northern part of the development remains adjacent to the northern half of the Conservation Area and the PROW which runs down to it from the west. More detailed information including verified views would be necessary to confirm the impacts. LSH: Mid. Potential for suitable mitigation.
7. Archaeology	**Neutral**	Archaeological Notification Area adjacent to south east corner of site. 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**	Site is available for development within 5 years. Site is in the control of a 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). 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 poor
10. Train Service	Poor	
10. Public Transport	**Negative**	
11. Main Service Centre	**Negative**	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	**Very Positive**	Within 10 minutes walk

District Plan: Site Selection - Housing

Bolney

ID 1133 **Land west of Bolney Place, Cowfold Road**



Site Details

Units: 10 **Site Area (ha):** 1.2

Part 1 - Planning Constraints

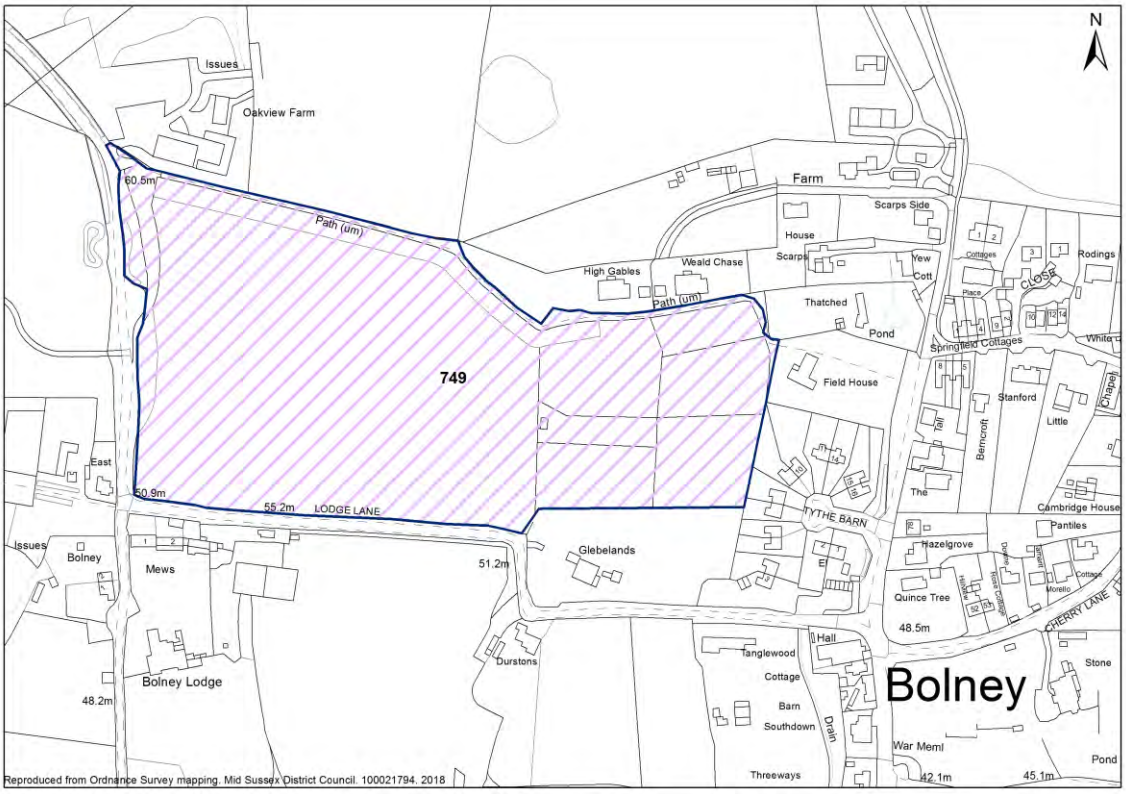
1. Landscape	**Negative**	Low/medium potential in landscape terms
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**Positive**	Presence of trees on site or along the boundaries
4. Biodiversity	**Positive**	Site is not adjacent to a SSSI/Local Wildlife Site/LNR
5. Listed Buildings	**Very Positive**	Walnut and Well Cottage within 150m from site - no harm identified through comments. Bolney Place has potential to be considered as an NDHA due to its age and architectural quality. More information will be needed to assess the potential of the house and ancillary buildings as an NDHA; however on the basis of the limited information available it would appear that what significance the house and its former estate do have is likely to be based on the group's nature as a former country/edge of village residence and outbuildings of some pretension. The surviving rural setting of the house and ancillary buildings, including the proposed development site, make a positive contribution. NPPF para 203 - more information needed.
6. Conservation Areas	**Negative**	Conservation Area within 200m. The rural setting of the Conservation Area, including countryside views from within it, are considered to make a strong positive contribution to its significance as the heart of a rural Sussex village. Although it is considered unlikely that there will be intervisibility between the Conservation Area and the site, more intensive development on it

		is likely to affect the character of the approach to the southern part of the Area along the A272 from the west, and in particular to detract from the current impression of the rural isolation of the settlement that one has in this approach, and the abrupt transition between the countryside and the village high street. Less than substantial harm: low-mid.
7. Archaeology	**Neutral**	Site is entirely within an Archaeological Notification Area
Part 2 - Deliverability Considerations		
8. Availability	**Very Positive**	The site is available for development within 5 years, supported by an option agreement with a housebuilder in place.
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 poor
10. Train Service	Poor	
10. Public Transport	**Negative**	
11. Main Service Centre	**Negative**	Greater than 20 minutes walk, more than 30 minutes on 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 1185 **Land north of Glebelands, Lodge Lane**



Site Details

Units: 9 **Site Area (ha):** 5.26

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. A small area of ancient woodland and accompanying buffer are within the site at the western boundary.
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, Less than substantial harm.
6. Conservation Areas	**Negative**	Site is within/close to a conservation area, Less than substantial 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	**Negative**	Site approach would require improvements to accommodate further development, achievability is uncertain. Approaches are narrow and Lodge Lane a blind bend.

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 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 1191 **Land north of Foxhole Farm buildings**



Site Details

Units: 13 **Site Area (ha):** 0.94

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	**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 archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	**Very Positive**	The site is available for development within 5 years, supported by an option agreement with a housebuilder in place.
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 poor
10. Train Service	Poor	
10. Public Transport	**Negative**	

District Plan: Site Selection - Housing

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	**Positive**	Within 15 minutes walk

District Plan: Site Selection - Housing

Brook Street

ID 772 **Land north of St Margarets, Brook Street, Cuckfield**



Site Details

Units: 9 **Site Area (ha):** 0.8

Part 1 - Planning Constraints

1. Landscape	**Negative**	Moderate impact on the AONB.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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 archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	**Negative**	Whilst the site has been promoted for development through the call for sites or other source, there has been no further evidence submitted to demonstrate that the site is developable within 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	Poor	Access to Public Transport and/or frequency of Public Transport in this location is poor
10. Train Service	Poor	
10. Public Transport	**Negative**	

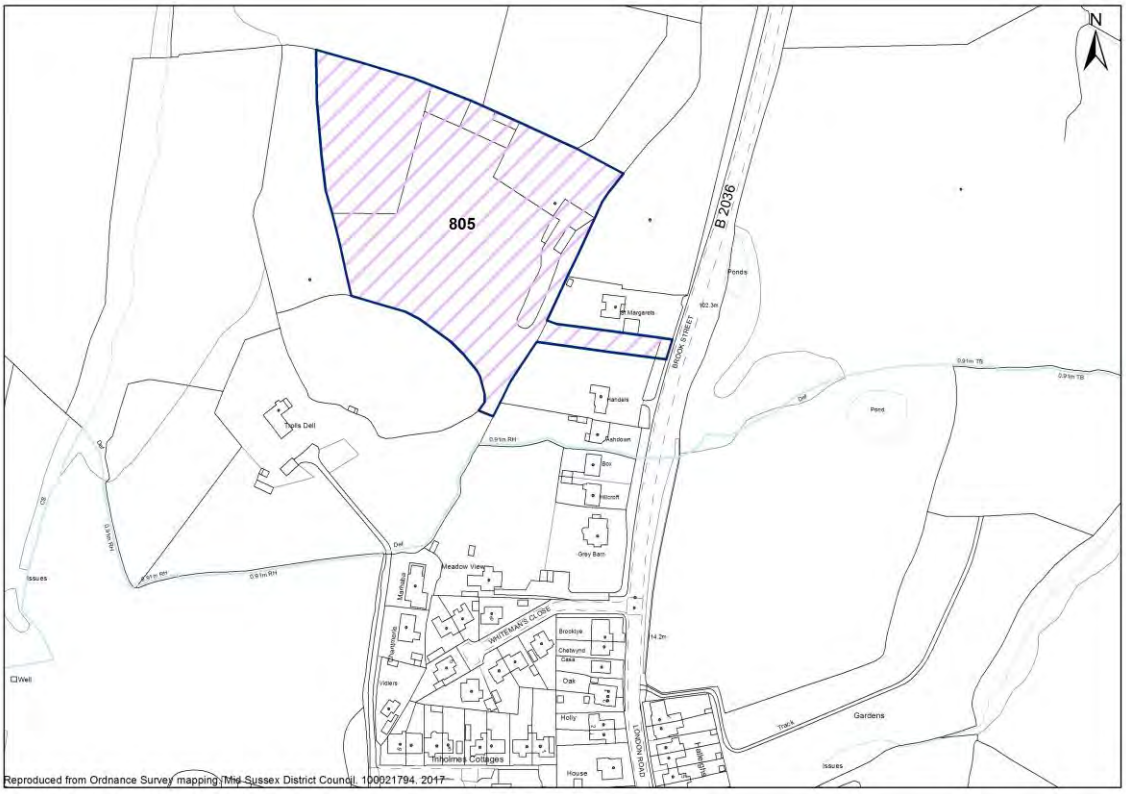
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Brook Street

ID	805	Land adjacent to Meadow Woods, Brook Street, Cuckfield



Site Details

Units:	20	Site Area (ha):	1.7

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	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	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	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

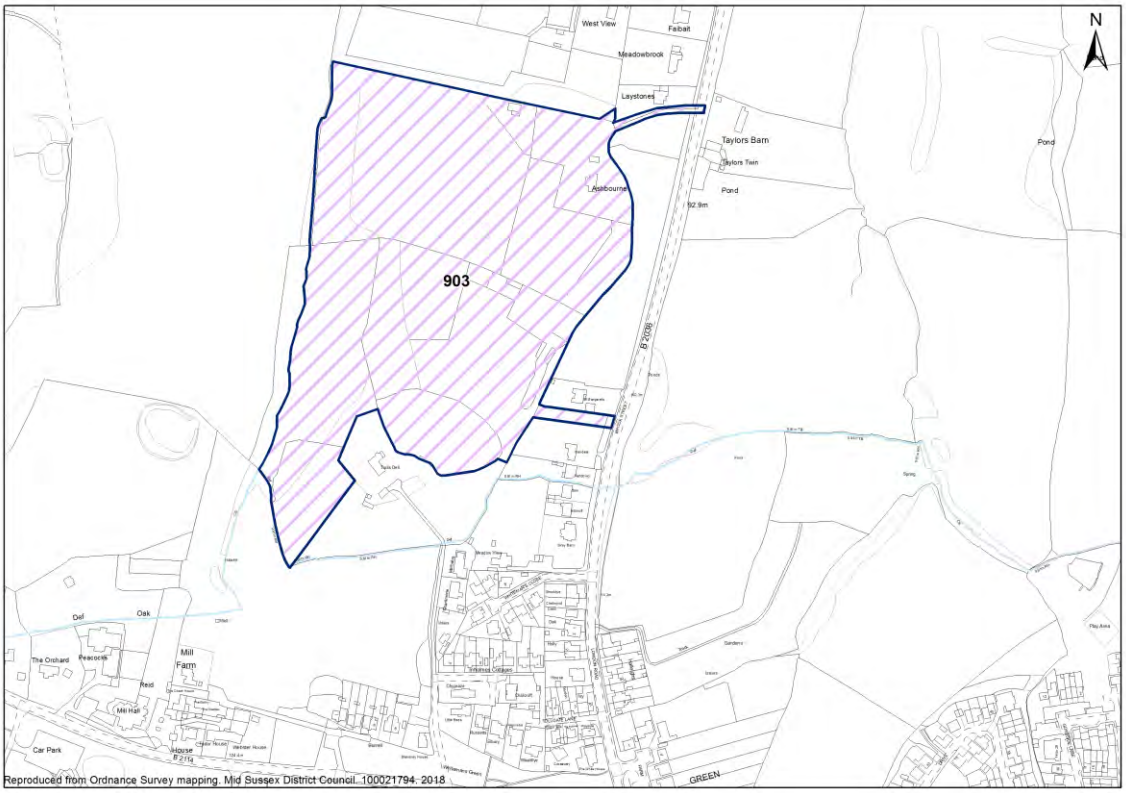
District Plan: Site Selection - Housing

12. Primary School	**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

Brook Street

ID	903	Land at Meadow Wood and Ashbourne Brook Street, Cuckfield



Site Details

Units:	120	Site Area (ha):	8.5

Part 1 - Planning Constraints

1. Landscape	Negative	Moderate impact on the AONB
2. Flood Risk	Neutral	Site has small areas within Flood Zone 2/3, no known historic events
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	Negative	Whilst the site has been promoted for development through the call for sites or other source, there has been no further evidence submitted to demonstrate that the site is developable within the Plan period.
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	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
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

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 adjacent to built up area
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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	Very Positive	Available within Plan period and in ownership of housebuilders.
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

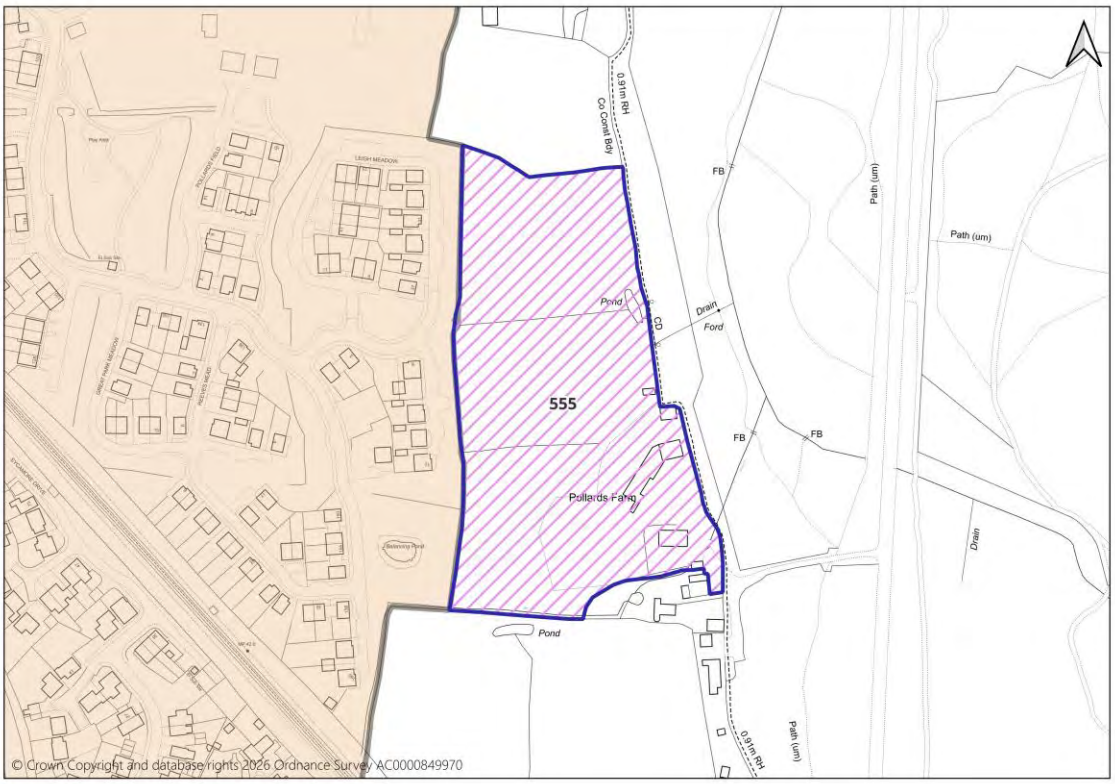
10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	Excellent	
10. Public Transport	Positive	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30

		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

Burgess Hill

ID	555	Pollards Farm, Ditchling Common, Burgess Hill



Site Details

Units:	12	Site Area (ha):	2.30

Part 1 - Planning Constraints

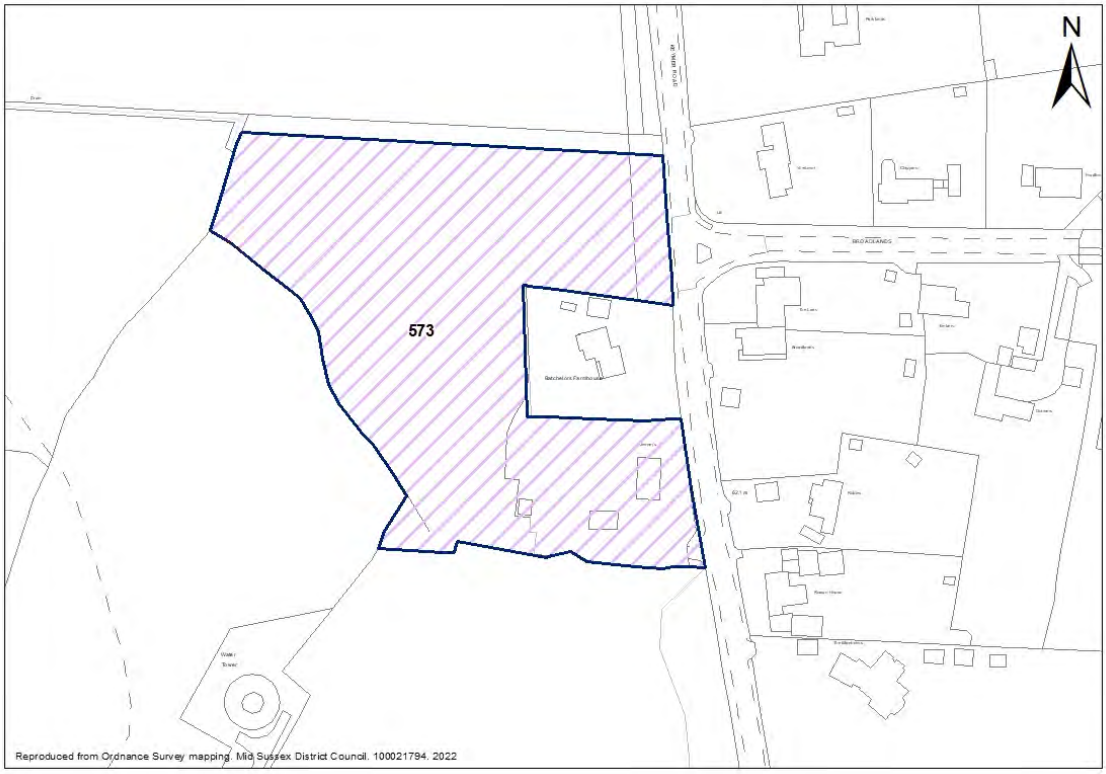
1. Landscape	**Negative**	This site has substantial landscape sensitivity and moderate landscape value. Although the site is located between the new east of Kings Way development and the B2112, its immediate landscape context to the north, south and west is rural in character. It is noted that future 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 Site of Special Scientific Interest (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 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: Less than Substantial Harm, 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

District Plan: Site Selection - Housing

Burgess Hill

ID	573	Batchelors Farm, Keymer Road, Burgess Hill



Site Details

Units:	33	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	Positive	The site is not affected by Ancient Woodland. Presence of trees along and 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	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	The site is available for development within 5 years. Site is 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

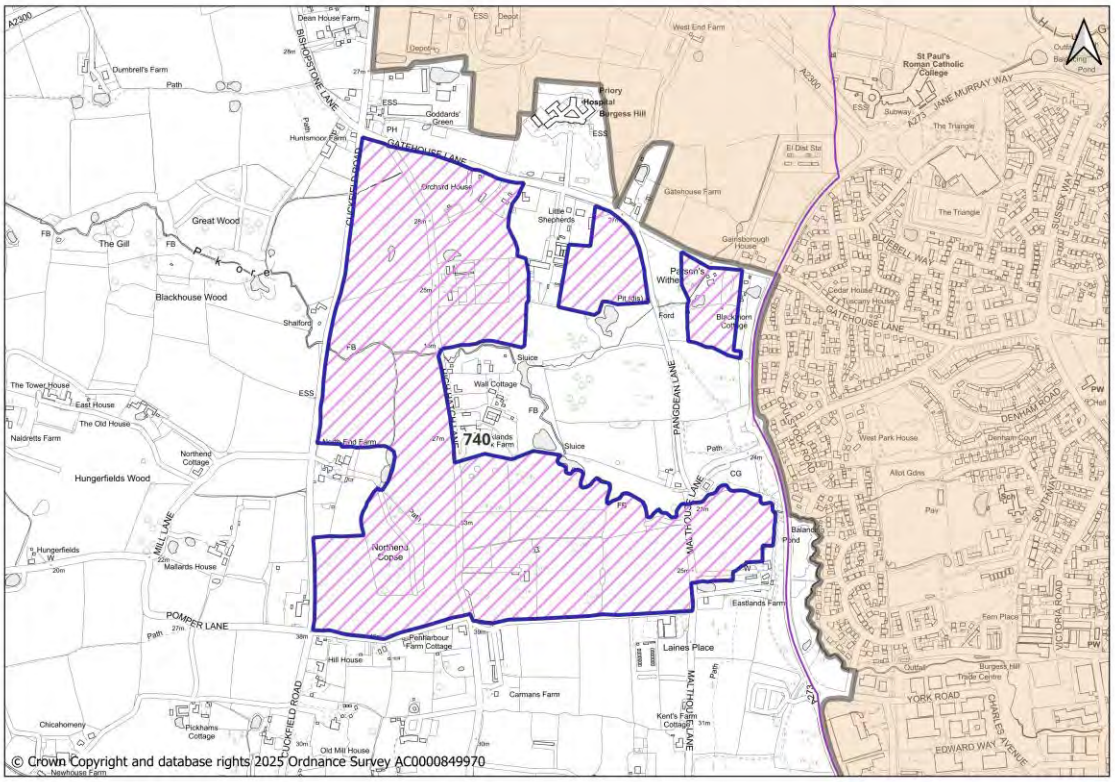
District Plan: Site Selection - Housing

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	740	Broad location to the West of Burgess Hill



Site Details

Units:	1350	Site Area (ha):	58

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 (within and adjacent to site). Development of the site would result in some harm, but mitigation is required.
4. Biodiversity	**Very Positive**	Site not within or adjacent to a designated Local Wildlife Site or Site of Special Scientific Interest
5. Listed Buildings	**Neutral**	Listed buildings are present on/within proximity of the site, Less than substantial harm –Low impact. Potential for suitable mitigation.
6. Conservation Areas	**Very Positive**	There are no conservation areas within/close to the site – No impact
7. Archaeology	**Neutral**	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	**Very Positive**	The site is available for development within 5 years. Housebuilder on board.
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

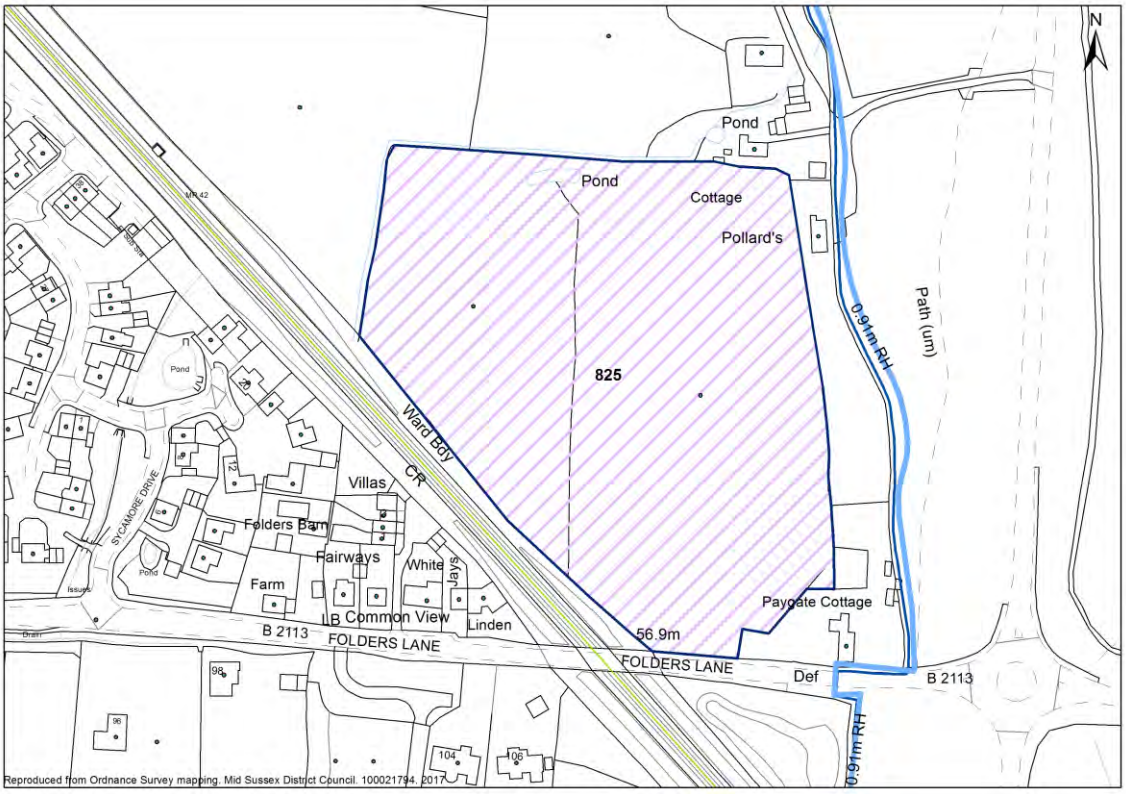
District Plan: Site Selection - Housing

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair. Acknowledge significant site will bring Public Transport 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	**Very Positive**	Expected to be provided on-site
13. Health	**Very Positive**	Expected to be provided on-site
14. Retail	**Very Positive**	Expected to be provided on-site

District Plan: Site Selection - Housing

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

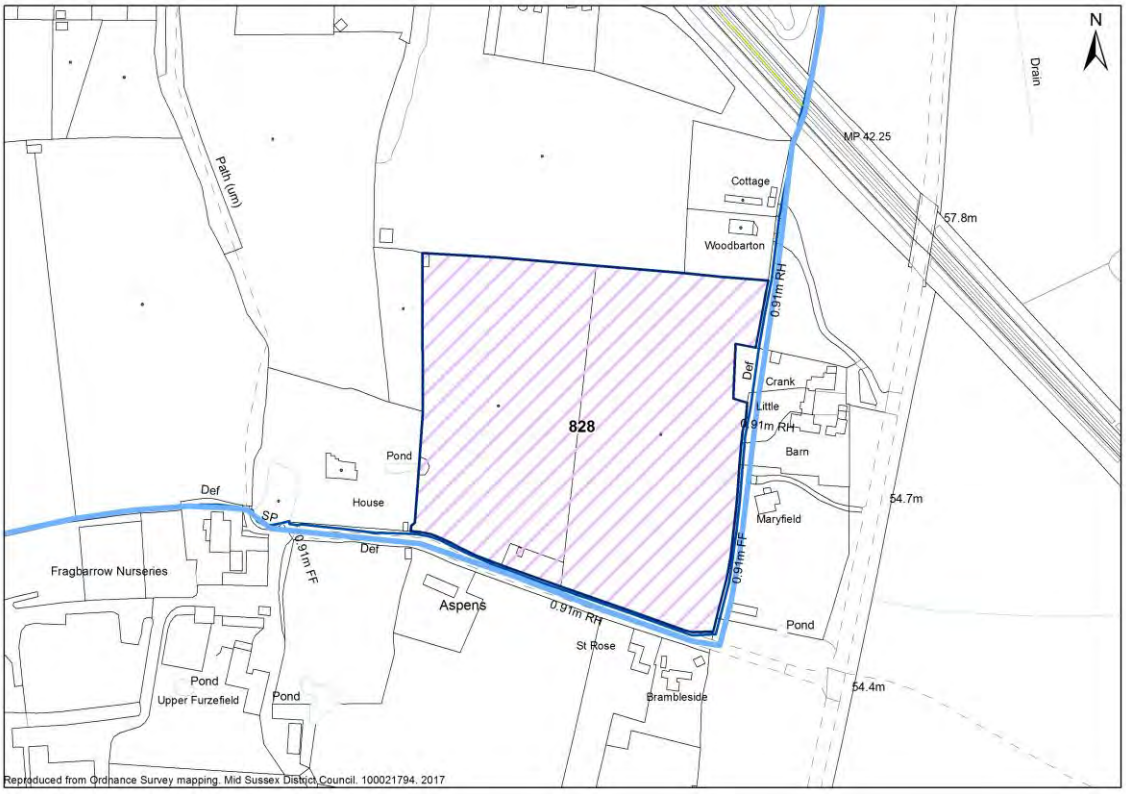
1. Landscape	**Negative**	The site has substantial landscape sensitivity and moderate landscape value. There is a Site of Special Scientific Interest (SSSI) to the east of the site, however, a new development is to the north of the site.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along boundary
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	**Neutral**	Paygate Cottage and Pollards Farm, Development would detract 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: Less than Substantial Harm,HIGH. Potential for suitable mitigation.
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	**Positive**	The site is available for development within 5 years.
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	**Neutral**	Within 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 828 **Land East of Fragbarrow House, Common Lane, Ditchling**



Site Details

Units: 80 **Site Area (ha):** 2.8

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
3. Trees	**Positive**	Presence of trees on site or along the boundaries,
4. Biodiversity	**Neutral**	Site is within or adjacent/in proximity to an Local Wildlife Site, Sussex Wildlife Trust conclude impacts can be mitigated
5. Listed Buildings	**Negative**	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**	

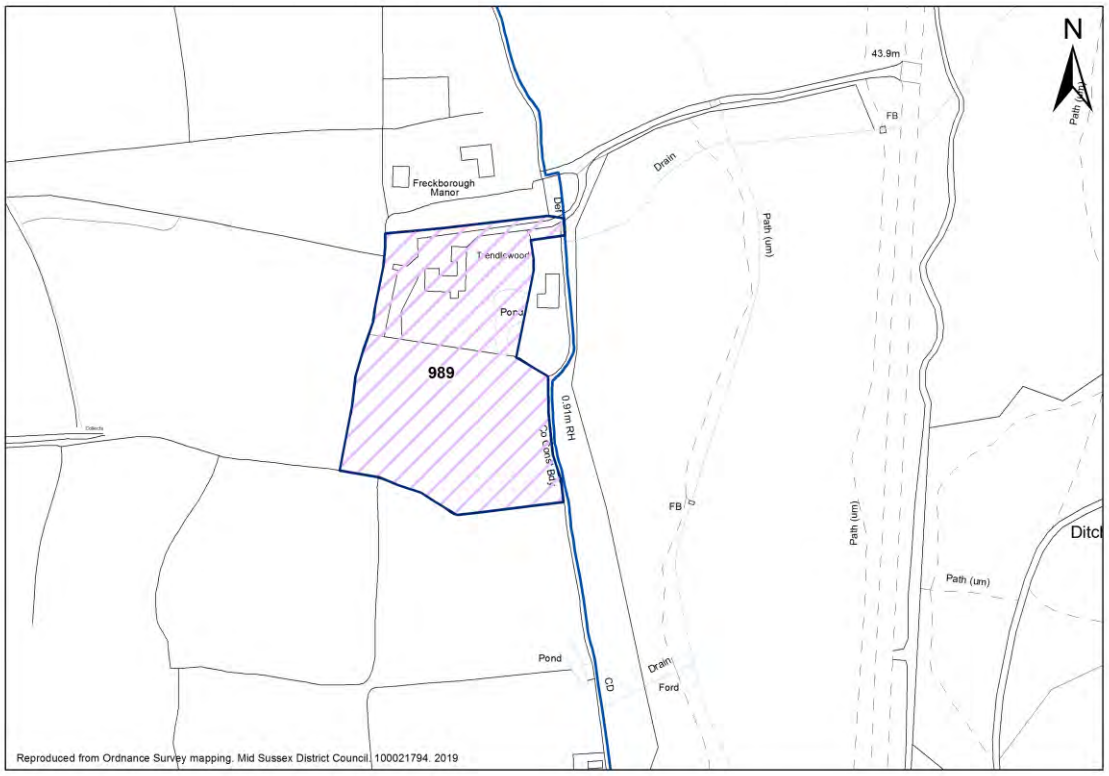
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Burgess Hill

ID	989	Trendlewood Ditchling Road Burgess Hill



Site Details

Units:	9	Site Area (ha):	0.97

Part 1 - Planning Constraints

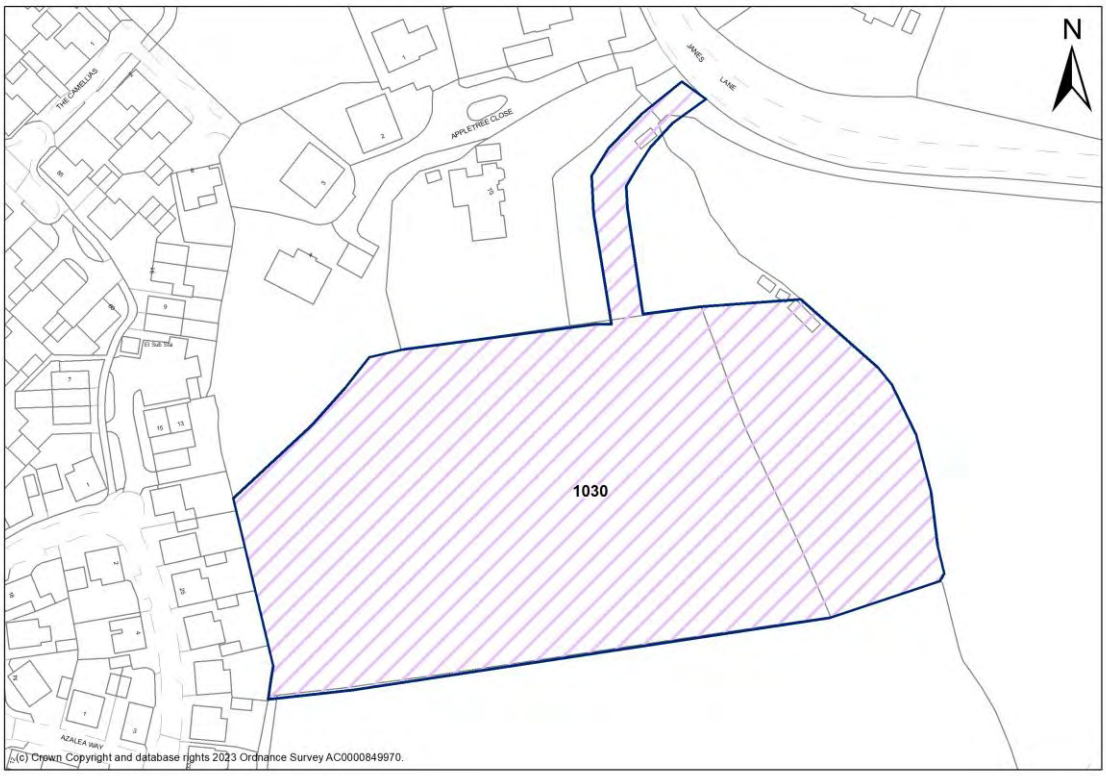
1. Landscape	**Negative**	This site has substantial landscape sensitivity and moderate landscape value. Although the site is located between the new East of Kings Way development and the B2112, its immediate landscape context to the north, south and west is rural in character. It is noted that future 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 Site of Special Scientific Interest (SSSI).
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along boundary
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 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. 2021 Developer Questionnaire - no housebuilder on board, no timescales.
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 South of Appletree Close, Janes Lane, Burgess Hill



Site Details

Units:	25	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	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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 is available for development within 5 years. No housebuilder on board.
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	
11. Main Service Centre	Negative	Over 20 minutes walk, within 30 minutes public transport

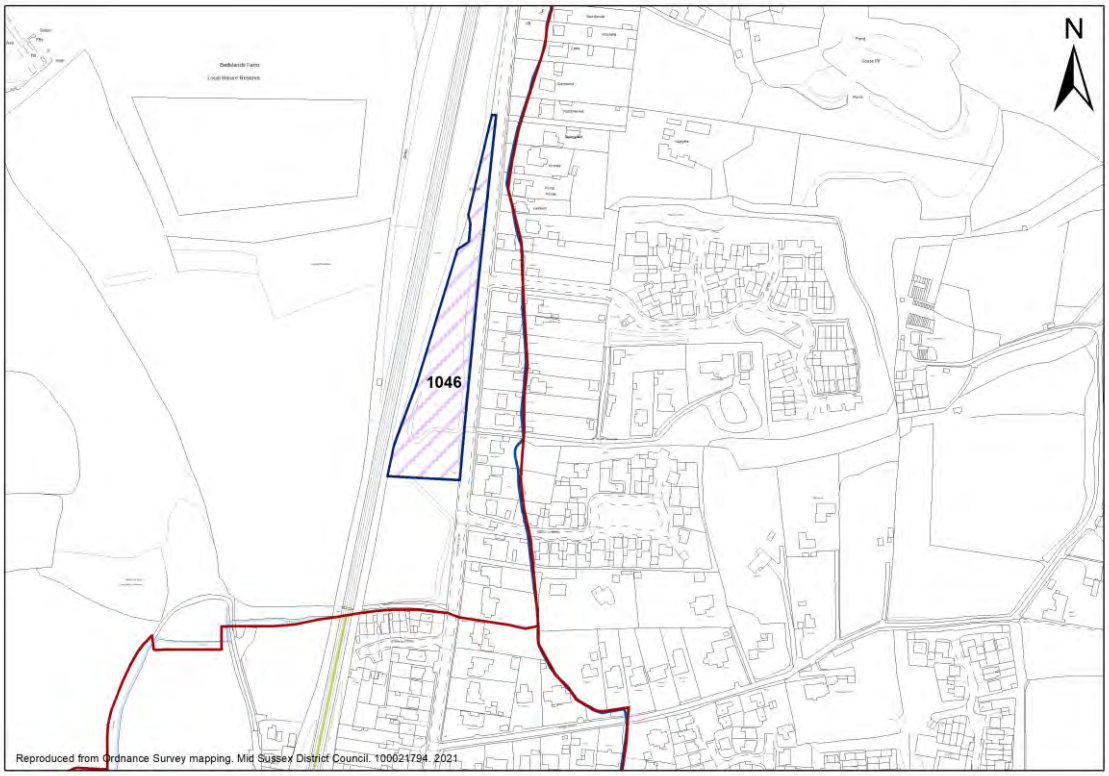
District Plan: Site Selection - Housing

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

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**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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 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 impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	**Very Positive**	The site is available for development within 5 years. Proponents are housebuilders
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	

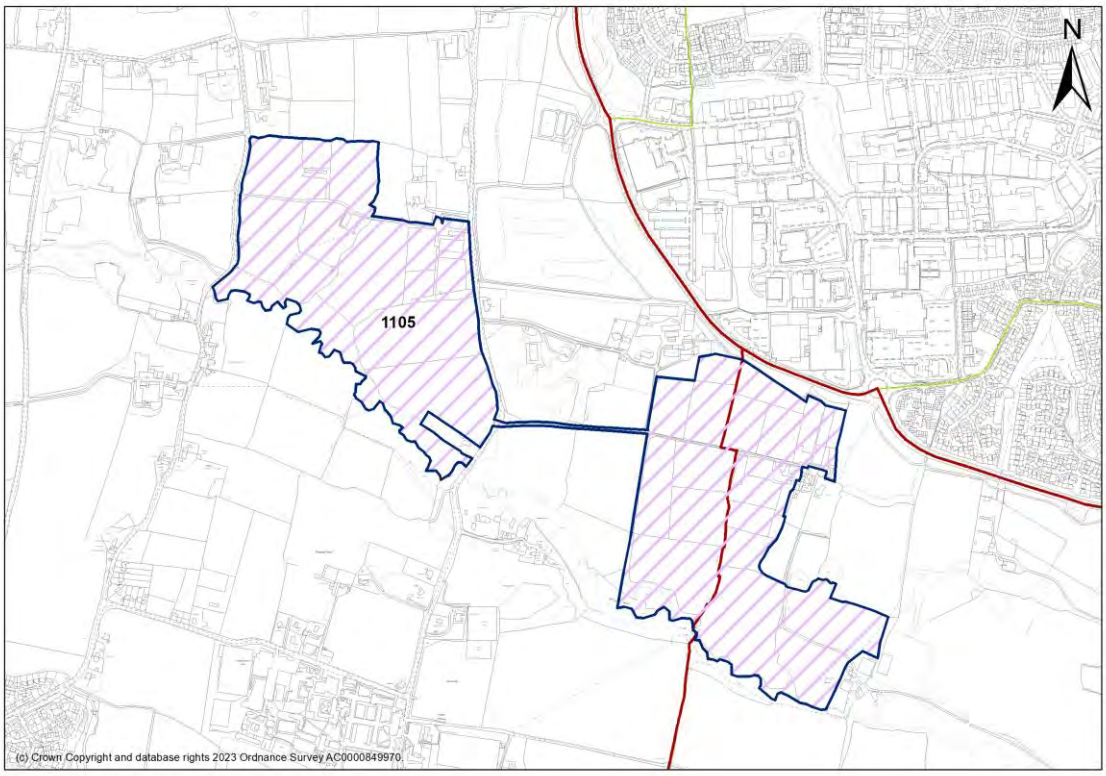
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Burgess Hill

ID 1105 **Land east and west of Malthouse Lane**



Site Details

Units: 750 **Site Area (ha):** 54

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 along site and internal field boundaries; should be retained.
4. Biodiversity	**Very Positive**	Site is not within or adjacent to a Site 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	**Neutral**	Archaeological Notification Area in north eastern part of site. Moderate impact on archaeological asset –County Archaeologist has concluded that impact can be mitigated

Part 2 - Deliverability Considerations

8. Availability	**Very Positive**	Site available for development within 5 years. Housebuilder on board.
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	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair. Acknowledge scale of site could bring Public Transport 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). Acknowledge scale of site could bring public transport improvements.
12. Primary School	**Negative**	Over 20 minutes walk. Acknowledge scale of site to deliver onsite provision of primary school.
13. Health	**Negative**	Over 20 minutes walk.
14. Retail	**Positive**	Expected to be provided onsite

District Plan: Site Selection - Housing

Burgess Hill

ID 1123 **Burgess Hill Station**



Site Details

Units: 300 **Site Area (ha):** 3.5

Part 1 - Planning Constraints

1. Landscape	**Very Positive**	Within urban area. 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	**Positive**	Presence of trees on site and along western boundary. Individual Tree Preservation Order adjacent to current access, outside site boundary.
4. Biodiversity	**Very Positive**	Site is not within or adjacent to a designated 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, no housebuilder on board.
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 excellent
10. Train Service	Excellent	
10. Public Transport	**Very Positive**	

District Plan: Site Selection - Housing

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

Burgess Hill

ID	1134	Land rear of 45-85 Chanctonbury Road



Site Details

Units:	58	Site Area (ha):	1.03

Part 1 - Planning Constraints

1. Landscape	Very Positive	Within urban area. 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 Negative	Site is covered by ancient woodland which would affect the site's developability. TPO TP/17/0006 on the whole site.
4. Biodiversity	Positive	Site is not within or adjecent to adesignated site.
5. Listed Buildings	Very Positive	No Listed buildings on/near the site.
6. Conservation Areas	Very Positive	There are no conservation areas within of adjacent to the site
7. Archaeology	Very Positive	No archaeological designations on/ adjacent to site. No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years, supported by an option agreement with a housebuilder in place.
9. Access	Negative	Access to site through MSDC land. Access may be achieved through 3rd party land (no agreement in place). Site approach would require improvements to accommodate further development, achievability is uncertain.

Part 3 - Sustainability / Access to Services

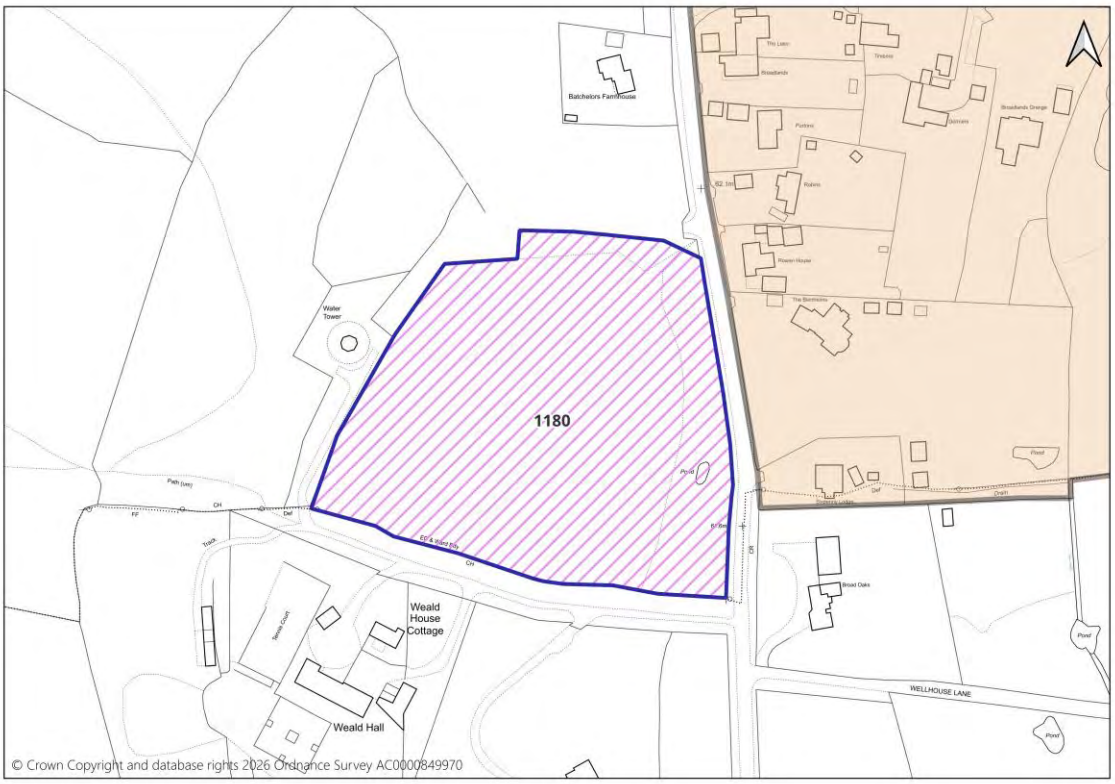
District Plan: Site Selection - Housing

10. Bus Service	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 / Within 20 minutes public transport
12. Primary School	**Neutral**	Within 20 minutes walk
13. Health	**Very Positive**	Within 10 minutes walk
14. Retail	**Very Positive**	Within 10 minutes walk

District Plan: Site Selection - Housing

Burgess Hill

ID 1180 **Land north of Weald House**



Site Details

Units: 40 **Site Area (ha):** 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	**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 archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	**Very Positive**	The site is available for development within 5 years, supported by an option agreement with a housebuilder in place.
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	Fair	
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	**Positive**	Within 15 minutes walk
14. Retail	**Neutral**	Within 20 minutes walk

District Plan: Site Selection - Housing

Burgess Hill

ID 1197 **Land at 2 Kent's Farm Cottages, Malthouse Lane**



Site Details

Units: 20 **Site Area (ha):** 0.72

Part 1 - Planning Constraints

1. Landscape	**Positive**	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	**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 archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	**Very Positive**	The site is available for development within 5 years, supported by an option agreement with a housebuilder in place.
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 poor
10. Train Service	Poor	

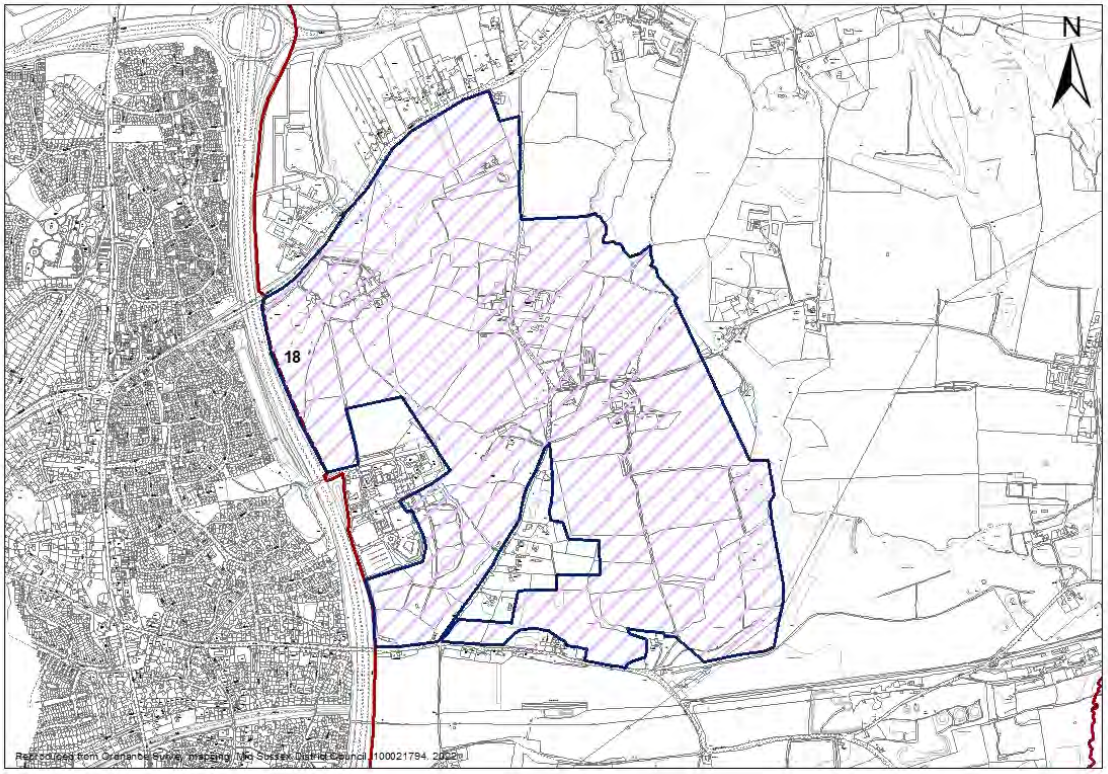
District Plan: Site Selection - Housing

10. Public Transport	**Negative**	
11. Main Service Centre	**Neutral**	Within 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

Copthorne

ID	18	Crabbet Park, Old Hollow, Near Crawley



Site Details

Units:	2000	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 slighly 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**	Local Wildlife Site adjacent to the southern boundary of the site. No objection raised by Natural England 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 – High impact. Potential for suitable mitigation.
6. Conservation Areas	**Very Positive**	There are no conservation areas within/close to the site – No impact
7. Archaeology	**Very Positive**	No archaeological designation on or adjacent to site.

District Plan: Site Selection - Housing

Part 2 - Deliverability Considerations

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

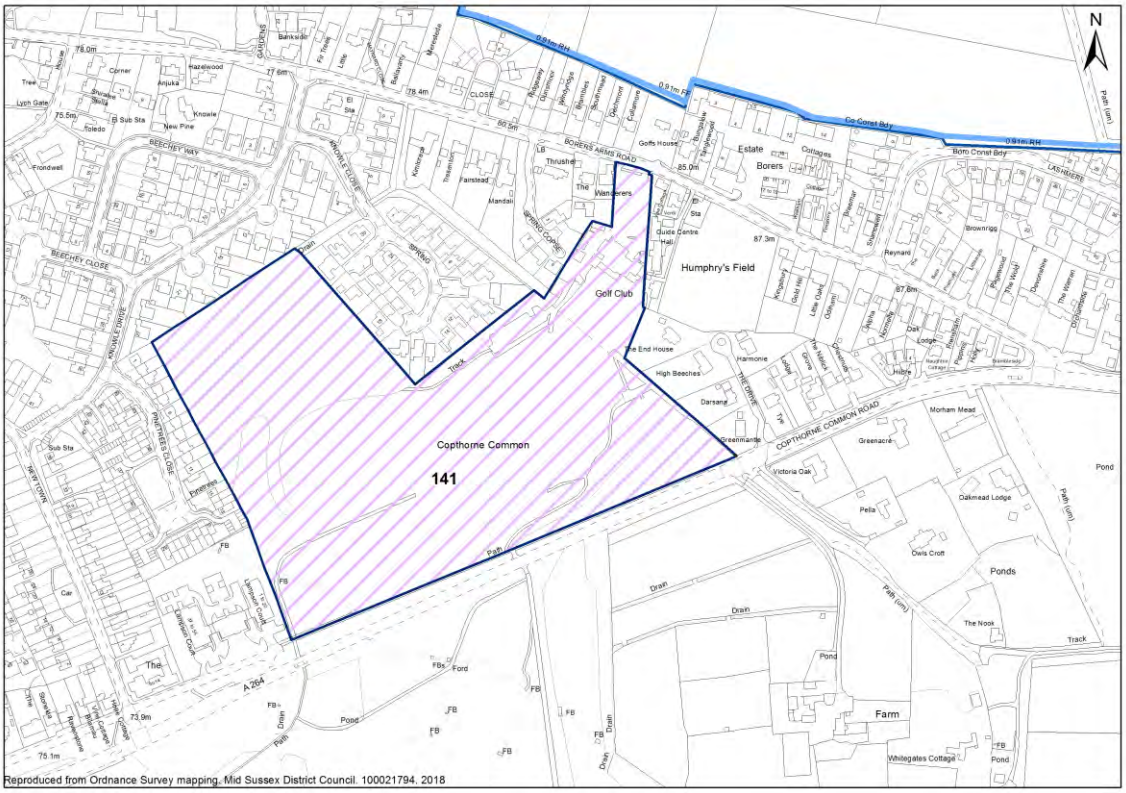
Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Access to Public Transport and/or frequency of Public Transport in this location is fair. Acknowledge significant site will bring Public Transport 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). Acknowledge significant site will bring public transport improvements.
12. Primary School	**Very Positive**	Expected to be provided on-site
13. Health	**Very Positive**	Expected to be provided on-site
14. Retail	**Very Positive**	Expected to be provided on-site

District Plan: Site Selection - Housing

Copthorne

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



Site Details

Units: 150 **Site Area (ha):** 8.6

Part 1 - Planning Constraints

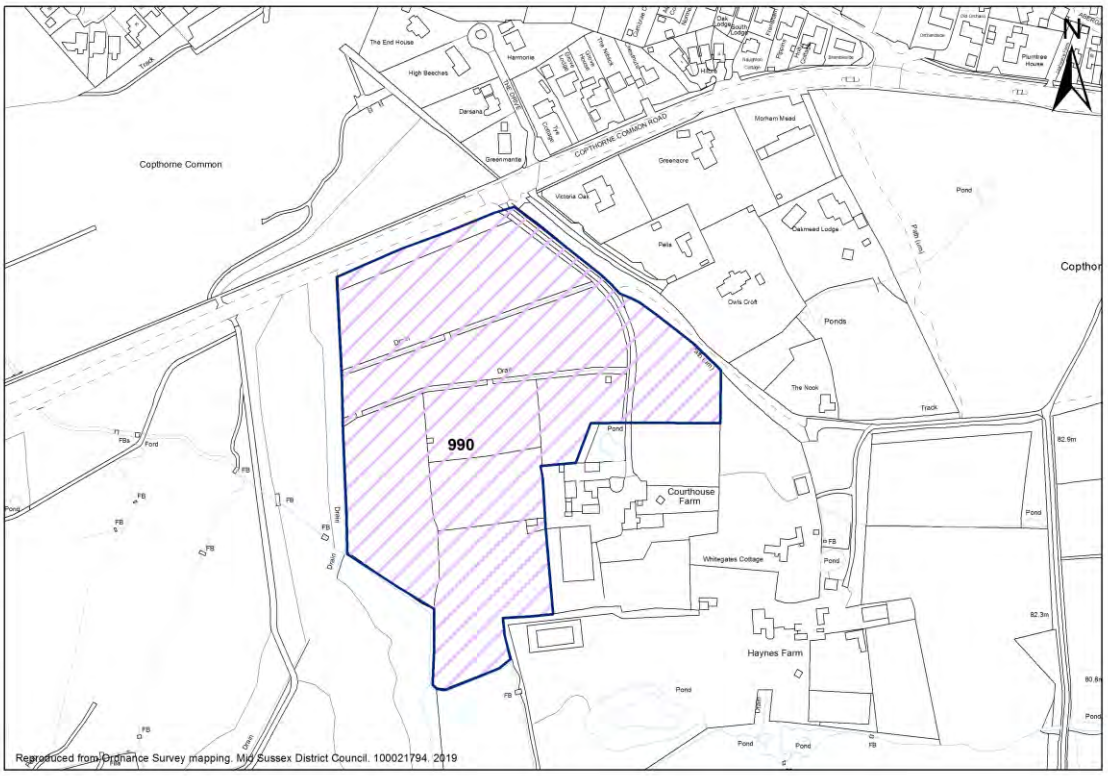
1. Landscape	**Negative**	Development would have a significant and detrimental effect on the character of the landscape. There are numerous trees to the north-west and south-east of the site and along the road frontage.
2. Flood Risk	**Neutral**	Water course crosses southern corner of the site, part 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 required to the existing drainage system.
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 Local Wildlife Site (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 Sussex Wildlife Trust 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
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	**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

District Plan: Site Selection - Housing

Copthorne

ID 990 **Courthouse Farm Copthorne Common Road Copthorne**



Site Details

Units: 86 **Site Area (ha):** 4.3

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.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk. Drains run across site that may require further investigation
3. Trees	**Positive**	The site is not affected by Ancient Woodland. Presence of trees on site or along the boundaries.
4. Biodiversity	**Negative**	Site adjacent to Local Wildlife Site (LWS) at Copthorne Common. Development on this site has the potential to impact on the LWS. Site contains some tree lined ditches which appear to link to the LWS. Development on this site has the potential to impact the LWS - no mitigation identified. Further consideration should be given to Impacts of increased recreation on the adjacent heathland LWS arising from people and domestic pets, Impacts on hydrology resulting from development given the presence of freshwater features, the connectivity between the SHELAA site and the LWS, particularly tree lines. In order to recommend improvements to the LWS we would need to be informed by up to date ecological information. Heathland is an extremely rare habitat and opportunities to improve management and restore good quality heathland should be prioritised.
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**	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 & geophysical surveys.

Part 2 - Deliverability Considerations

8. Availability	**Positive**	Site promoted to Site Allocations DPD regulation 18 consultation. Site not currently in control of house builder but site is being promoted for development.
9. Access	**Positive**	Safe access to site already exists. Development proposes new access junction - Transport Note Review considers achievable.

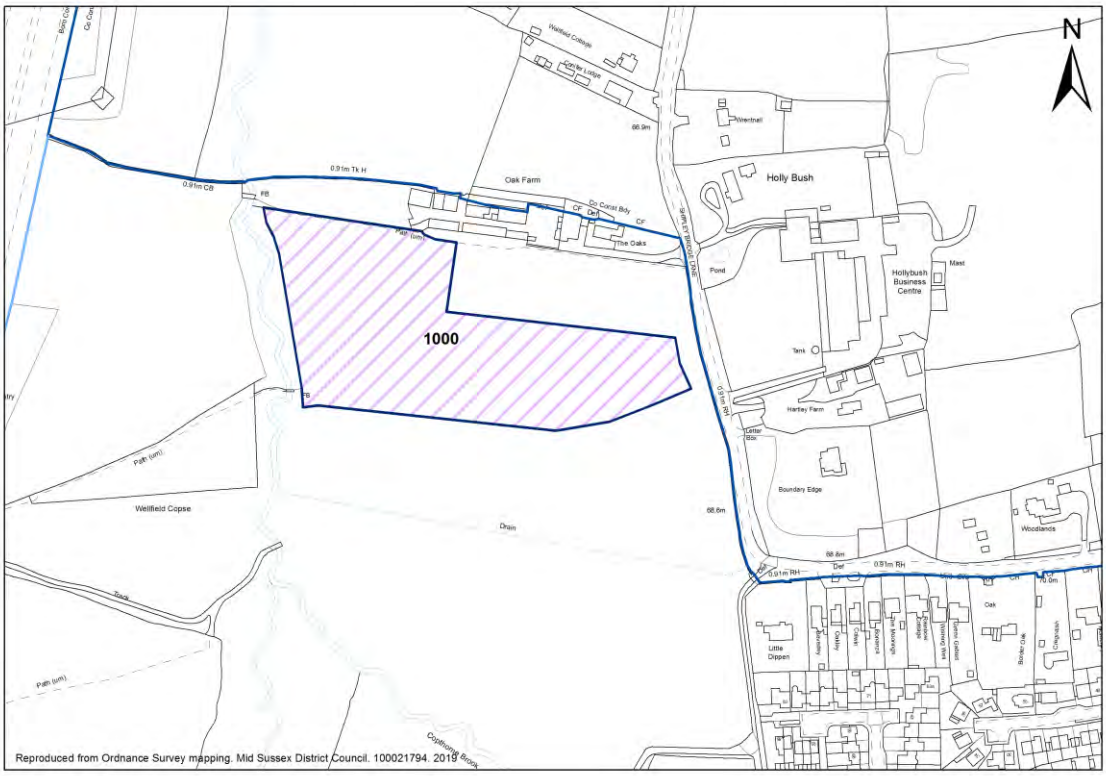
Part 3 - Sustainability / Access to Services

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**	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 1000 **Additional (residential) land to the north of land A264 Copthorne**



Site Details

Units: 25 **Site Area (ha):** 2.2

Part 1 - Planning Constraints

1. Landscape	**Negative**	Site identified as open space as part of adjacent consented scheme.
2. Flood Risk	**Neutral**	Small area on the western side of the site
3. Trees	**Neutral**	Small area on the western corner of the site. Potential to be excluded from 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	**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-No objection subject to archaeological assessment and mitigation. Before submission of planning application: requires Desk-Based Assessment & walkover & geophysical surveys; and a strategy for geoarchaeological investigation (i.e. of the stream bank deposits).

Part 2 - Deliverability Considerations

8. Availability	**Positive**	The site will become available for development during the plan period. No housebuilder on board.
9. Access	**Positive**	Site accessed through development currently under construction

Part 3 - Sustainability / Access to Services

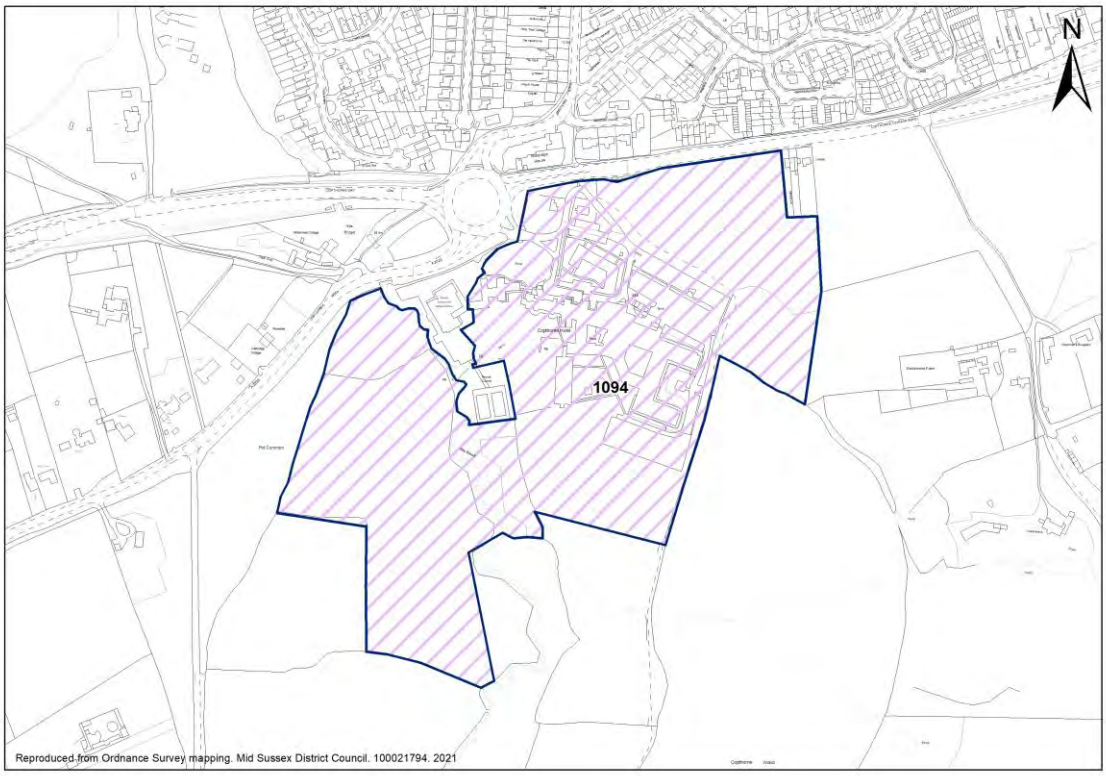
District Plan: Site Selection - Housing

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	**Neutral**	Within 20 minutes walk
13. Health	**Neutral**	Within 20 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

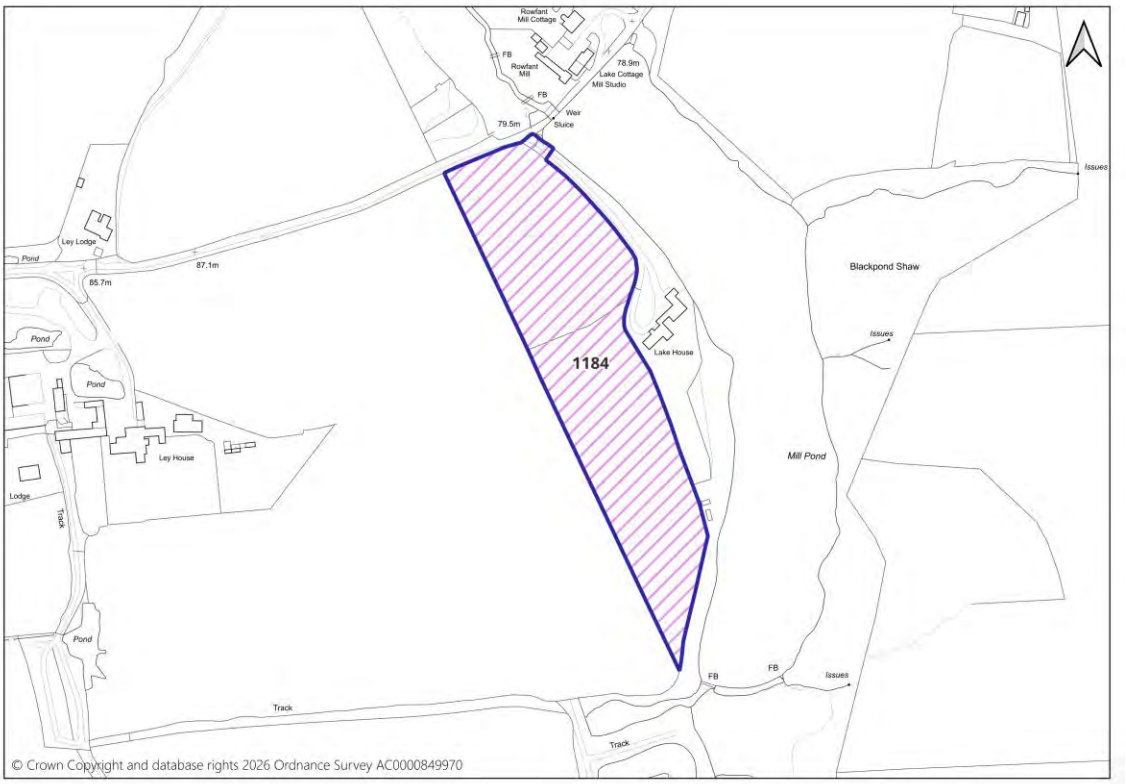
1. Landscape	**Negative**	Low to low/medium potential for change in landscape terms
2. Flood Risk	**Neutral**	Site has areas within flood zone 2/3. Flood zone follows Kits Brook running north/ south through the centre of the site.
3. Trees	**Neutral**	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. 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 Local Wildlife Site
5. Listed Buildings	**Neutral**	Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact. Historic farmhouse at the core of the hotel (Grade II). There are also attached former farm buildings to the east and north east forming part of the hotel complex which would regarded as listed or curtilage listed. As a former farmhouse the surviving rural setting to the south and south west of the building makes a positive contribution to its special interest and in particular its historical illustrative and aesthetic values- the same will apply to the curtilage listed buildings. Although it is recognised that the existing hotel development has to an extent compromised the settings of these buildings, open land does survive to the south and south west. The proposed development site encompasses this land-development on it would remove the remaining rural setting of the buildings and sever the connection between them and the wider countryside beyond. It will also affect the character of the approach to the farmhouse along the Public Rights Of Way which

		runs through the eastern side of the hotel complex/development site. Potential for suitable mitigation.
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 or adjacent to site.
Part 2 - Deliverability Considerations		
8. Availability	**Positive**	The site will become available for development during the plan period. No housebuilder on board
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	**Neutral**	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

Copthorne

ID 1184 **Land west of Lake House, Copthorne**



Site Details

Units: 16 **Site Area (ha):** 1.78

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

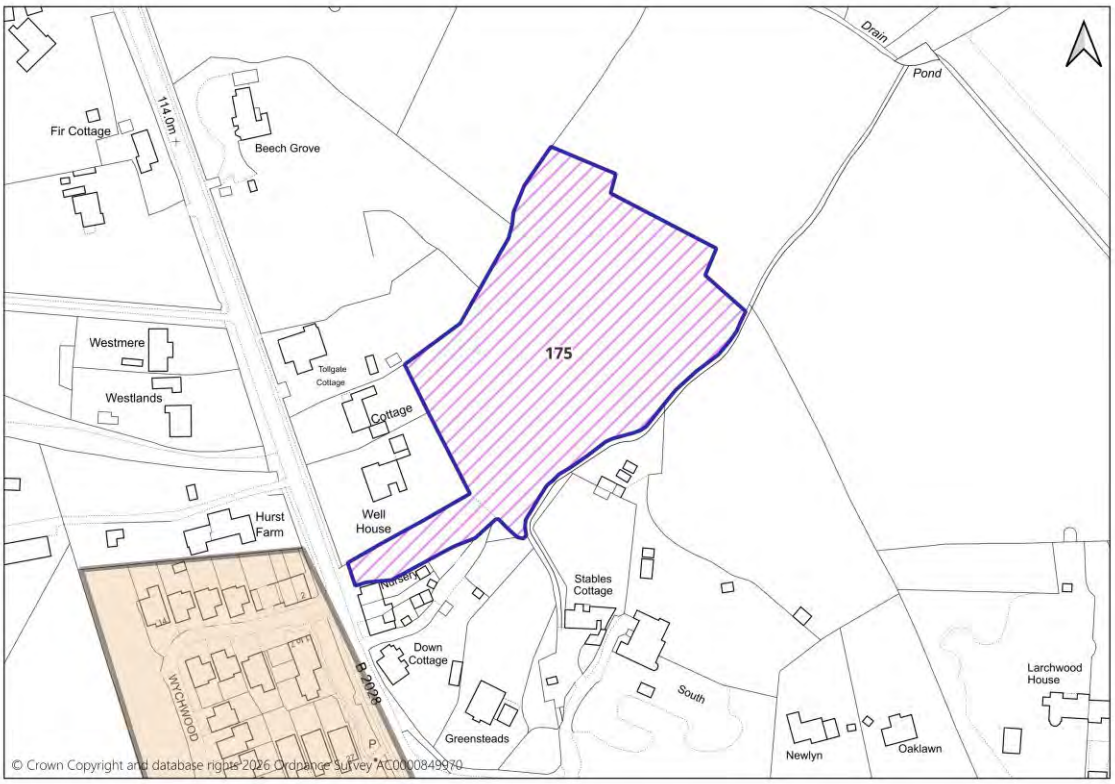
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Crawley Down

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



Site Details

Units:	5	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	Negative	The site is not affected by Ancient Woodland. Site is covered by trees, development will result in significant loss.
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 Available within Plan period. No housebuilder on board.
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	

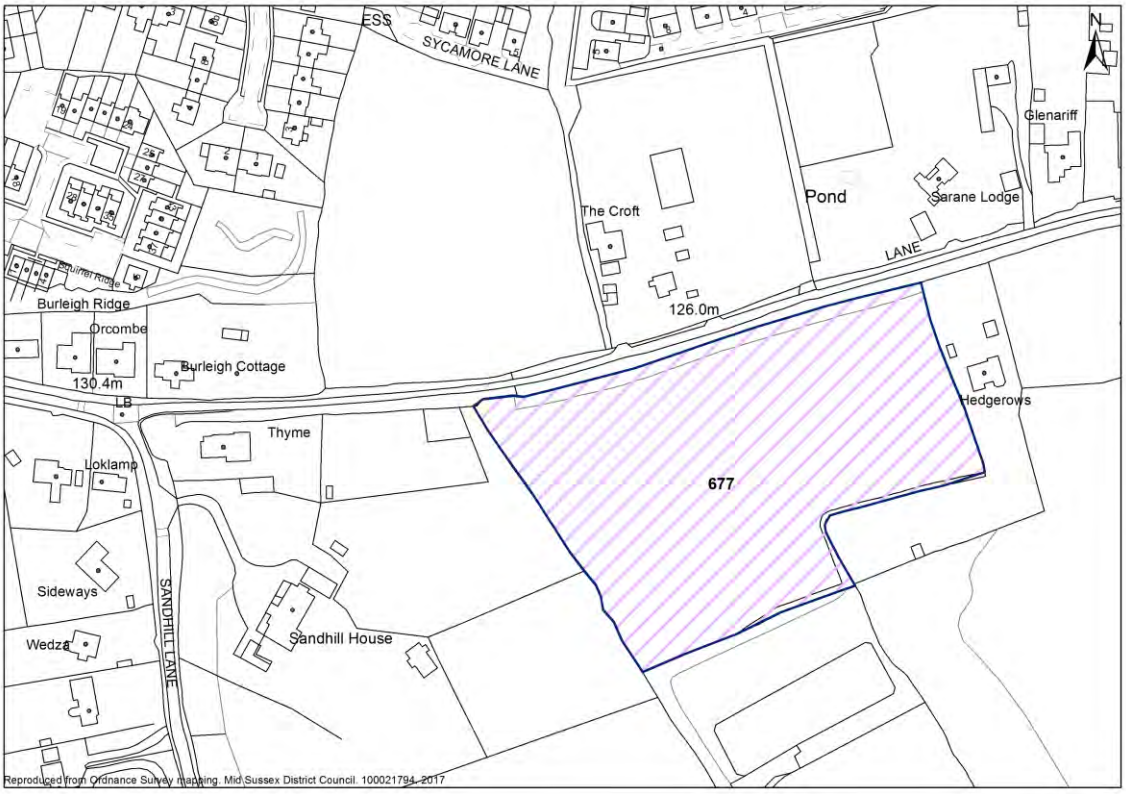
District Plan: Site Selection - Housing

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	**Neutral**	Within 20 minutes walk
13. Health	**Neutral**	Within 20 minutes walk
14. Retail	**Neutral**	Within 20 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**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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**	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 archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	**Positive**	The site will become available for development during the plan period. In preliminary discussions with a developer.
9. Access	**Negative**	Site approach would require improvements to accommodate further development, achievability is uncertain. Transport Note provided by promoter shows site approach can accommodate additional traffic movements, but assumes rights to access and undertake construction works.

Part 3 - Sustainability / Access to Services

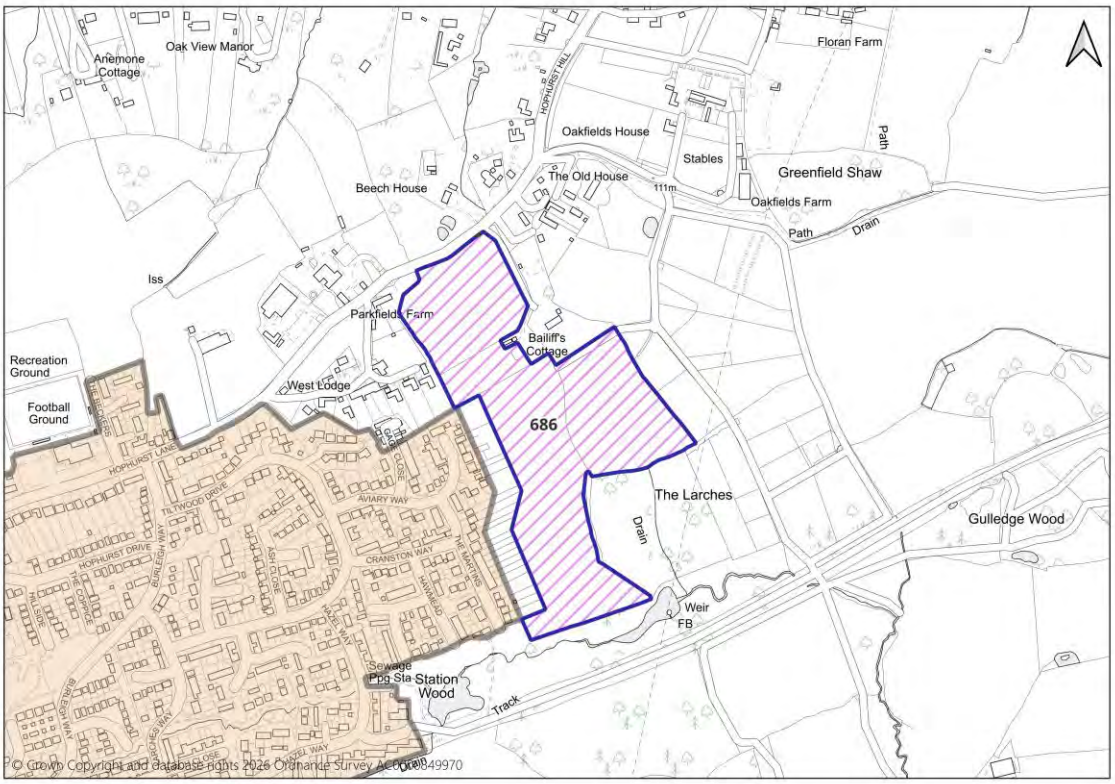
District Plan: Site Selection - Housing

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	**Positive**	Within 15 minutes walk
14. Retail	**Very Positive**	Within 10 minutes walk

District Plan: Site Selection - Housing

Crawley Down

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



Site Details

Units: 150 **Site Area (ha):** 6.5

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. 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 Local Wildlife Site (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) (Archaeological Notification Area). 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. Promotion agreement in place. Masterplanning work underway.
9. Access	**Positive**	Access could be gained from the north of the site via Hophurst Lane.

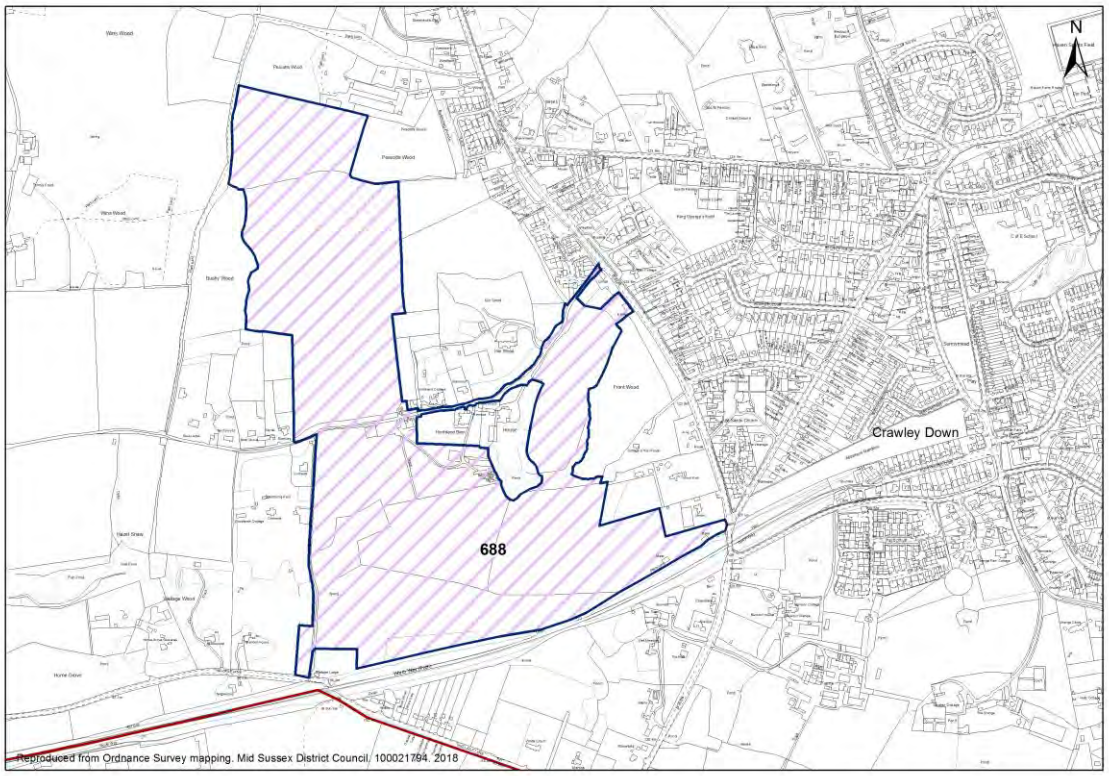
Part 3 - Sustainability / Access to Services

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	**Positive**	Within 15 minutes walk
13. Health	**Positive**	Within 15 minutes walk
14. Retail	**Neutral**	Within 20 minutes walk

District Plan: Site Selection - Housing

Crawley Down

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



Site Details

Units:	350	Site Area (ha):	34.47

Part 1 - Planning Constraints

1. Landscape	**Neutral**	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 settting 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. Whislt 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 perimiter 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.

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**	Two small parcels of ancient woodland in south of site, and northern boundary adjacent to ancient woodland. Development of the site would result in some harm, but mitigation is required. Size of site enables affected areas to be avoided.
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); (c) adjoins former railway (Worth Way) - 19th-century railway construction occupation sites may be present on S edge of SHELAA area. No objection subject to archaeological assessment and mitigation. Before submission of planning application: desk based assessment and archaeological field evaluation to take place (geophysical survey), to inform an archaeological mitigation strategy.

Part 2 - Deliverability Considerations

8. Availability	**Very Positive**	The site is available for development within 5 years. Site is in control of a housebuilder.
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.

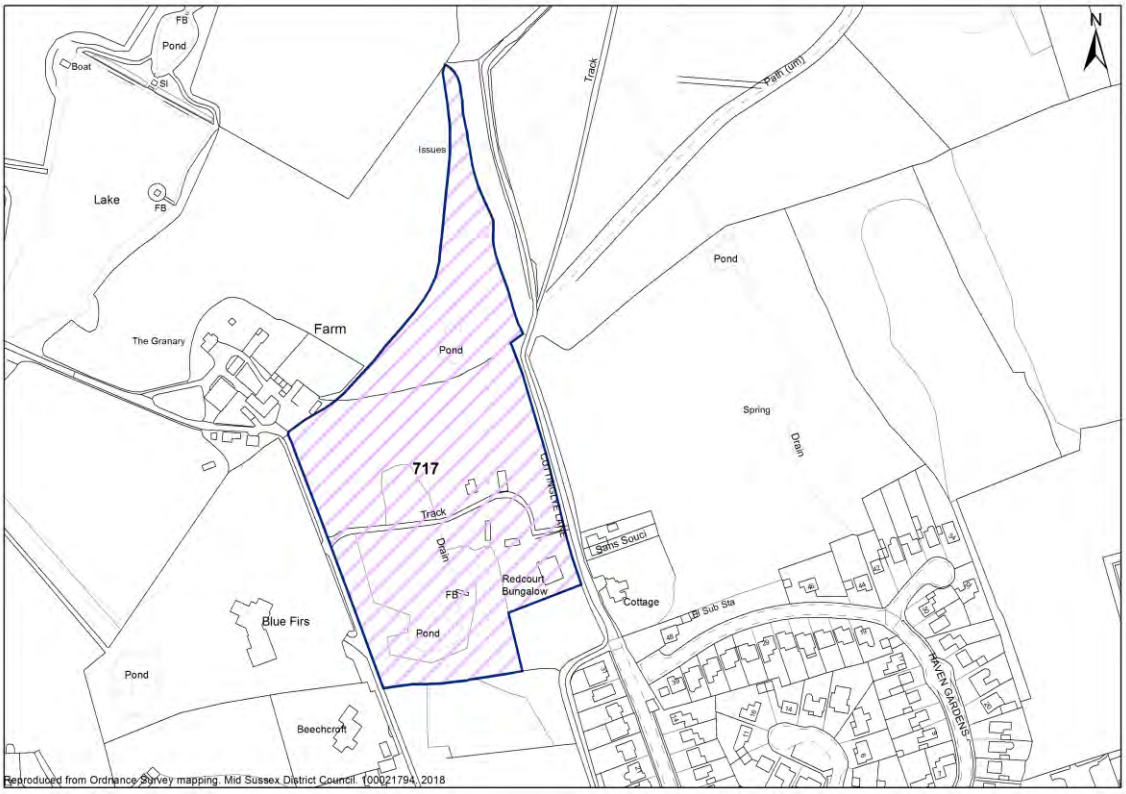
Part 3 - Sustainability / Access to Services

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	**Neutral**	Within 20 minutes walk

District Plan: Site Selection - Housing

Crawley Down

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



Site Details

Units: 30 **Site Area (ha):** 3.5

Part 1 - Planning Constraints

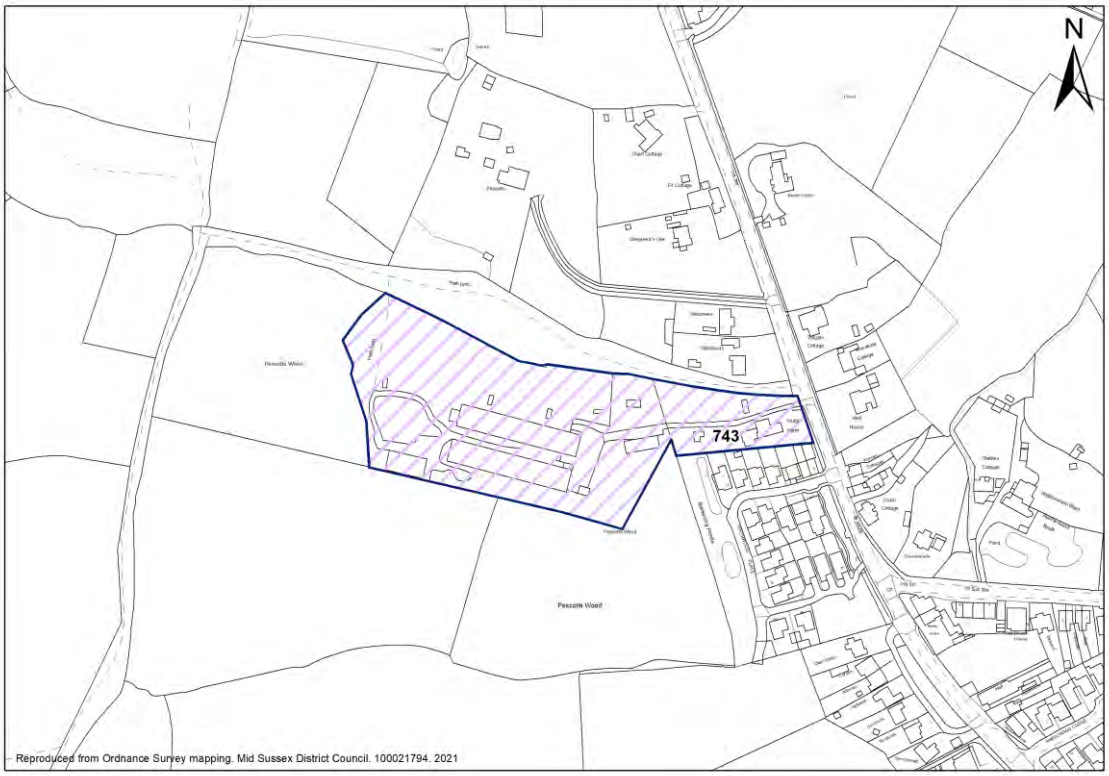
1. Landscape	**Neutral**	A rating of Medium identifies a landscape character area with the capacity for limited development, in some parts of the character areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. This site is covered by Tree Preservation Orders 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 Local Wildlife Site (LWS). Although this section is not within the LWS we can see that it is part of the LWS complex. We recommend that this section is removed from the SHELAA boundary. Development opportunities would be very constrained and as a minimum there should be a consideration of Further consideration be given to impacts of disturbance on LWS and Ancient Woodland from people and pets,

		impacts on connectivity, impacts of light and noise pollution, need for Ancient Woodland buffer, impacts on hydrology in particular the ghyll woodland. 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. No contact from site promoter since 2015, therefore no further evidence submitted to demonstrate that the site is developable within 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	**Very Positive**	Within 10 minutes walk
13. Health	**Very Positive**	Within 10 minutes walk
14. Retail	**Positive**	Within 15 minutes walk

District Plan: Site Selection - Housing

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 development.
4. Biodiversity	**Very Positive**	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	**Neutral**	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: Less than Substantial Harm, HIGH. Heritage Statement submitted by proponent which seeks to address concerns raised. Site contains buildings (chicken sheds and outbuildings) in central and southern parts of site. Potential for suitable mitigation.

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	**Very Positive**	Safe access to site already exists.

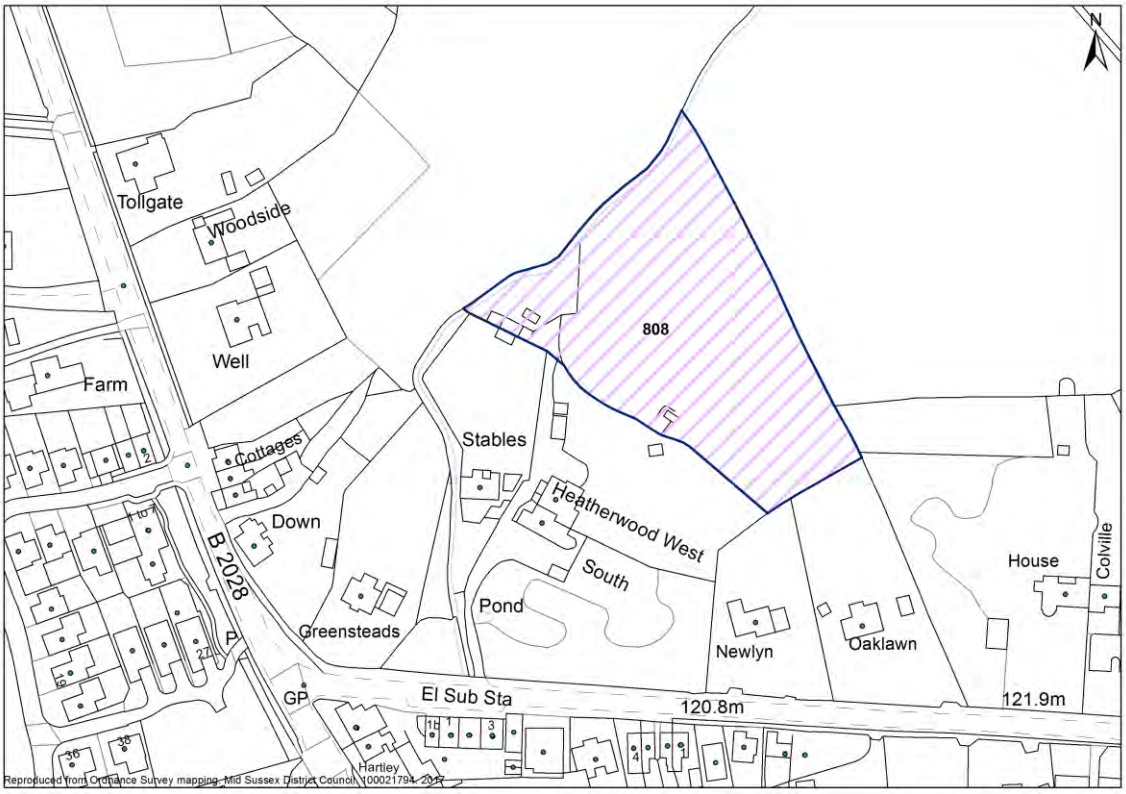
Part 3 - Sustainability / Access to Services

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

District Plan: Site Selection - Housing

Crawley Down

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



Site Details

Units:	10	Site Area (ha):	0.7

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	**Neutral**	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: Less than Substantial Harm, 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 asset

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**	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.

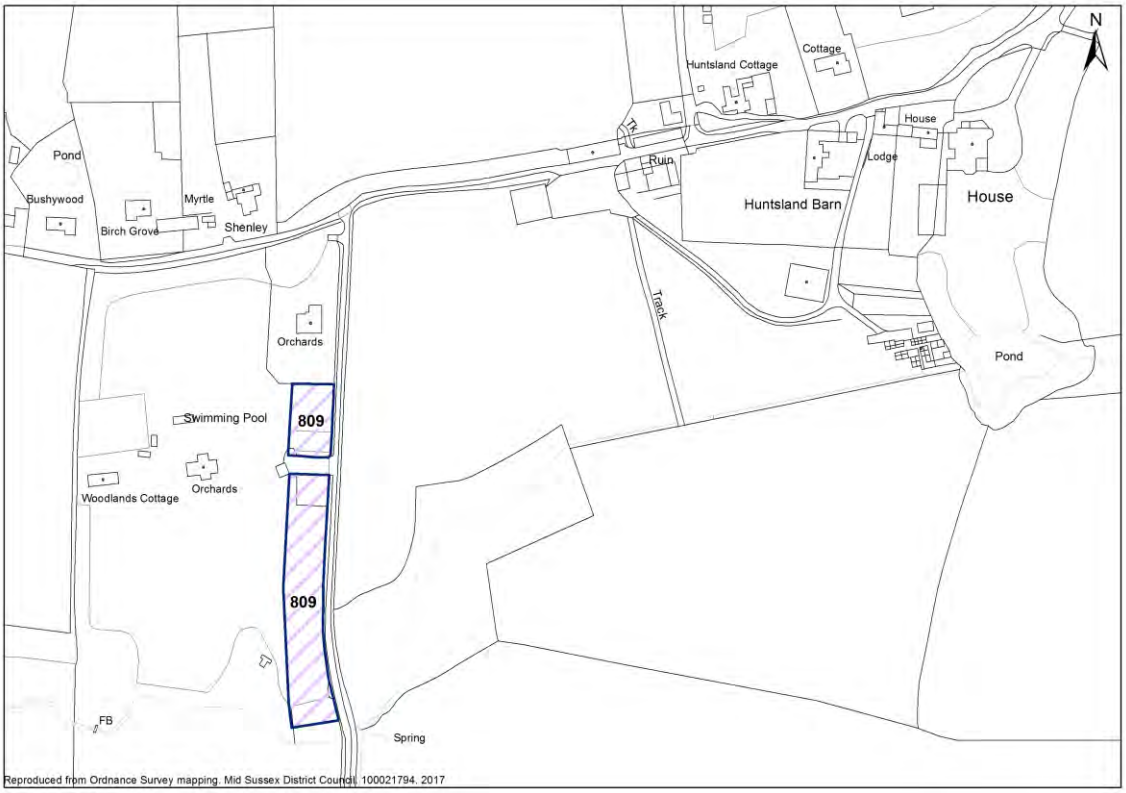
Part 3 - Sustainability / Access to Services

10. Bus Service	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	**Neutral**	Within 20 minutes walk

District Plan: Site Selection - Housing

Crawley Down

ID 809 **Land at the Orchards, Wallage Lane, Rowfant**



Site Details

Units: 5 **Site Area (ha):** 0.5

Part 1 - Planning Constraints

1. Landscape	**Neutral**	Medium potential for change in landscape terms.
2. Flood Risk	**Very Positive**	Site within flood zone 1
3. Trees	**Neutral**	Site is adjacent to an area of ancient woodland. Presence of trees on site.
4. Biodiversity	**Very Positive**	Site is not in or in close proximity to LWS or SSSI
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. Promoter states that site is available within next 5 years. No housebuilder on board.
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 poor
10. Train Service	Poor	
10. Public Transport	**Negative**	

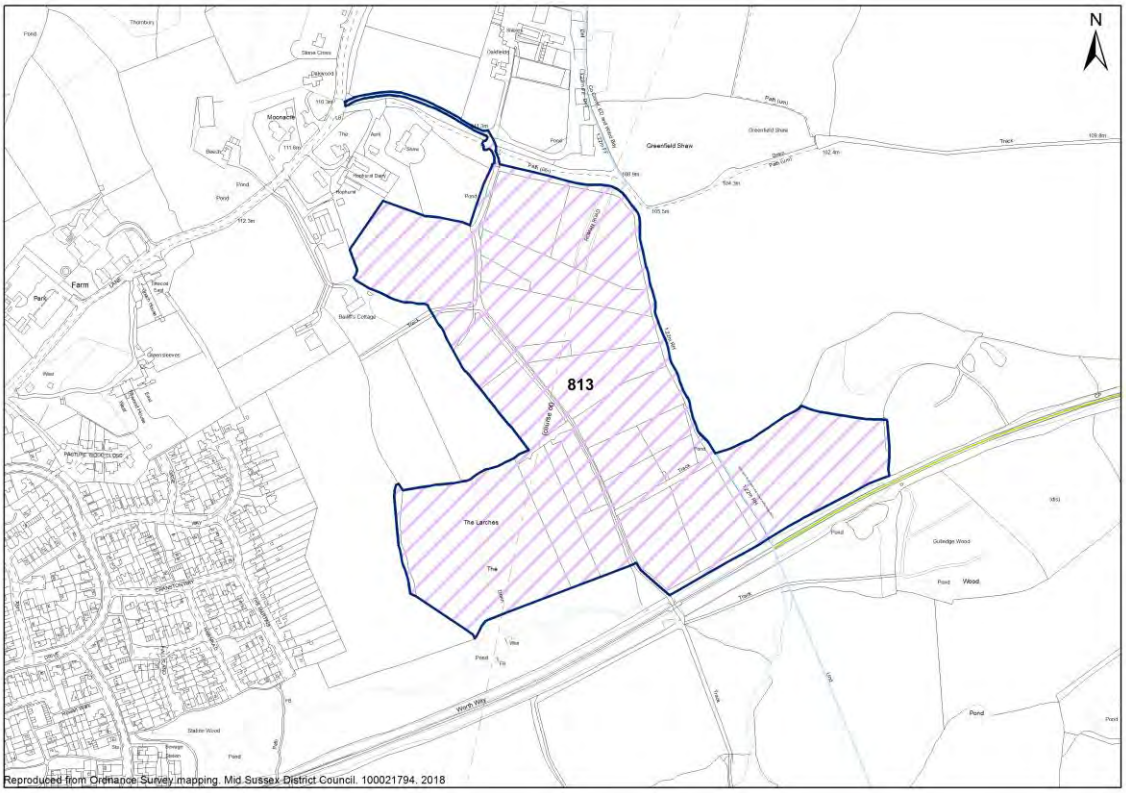
District Plan: Site Selection - Housing

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	**Neutral**	Within 20 minutes walk

District Plan: Site Selection - Housing

Crawley Down

ID 813 **Land to south of Oakfields Farm buildings, Hophurst Lane, Crawley Down**



Site Details

Units: 200 **Site Area (ha):** 16.76

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	**Positive**	Presence of trees on site or along the boundaries
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	**Neutral**	Archaeological designation on/ adjacent to site. 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**	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

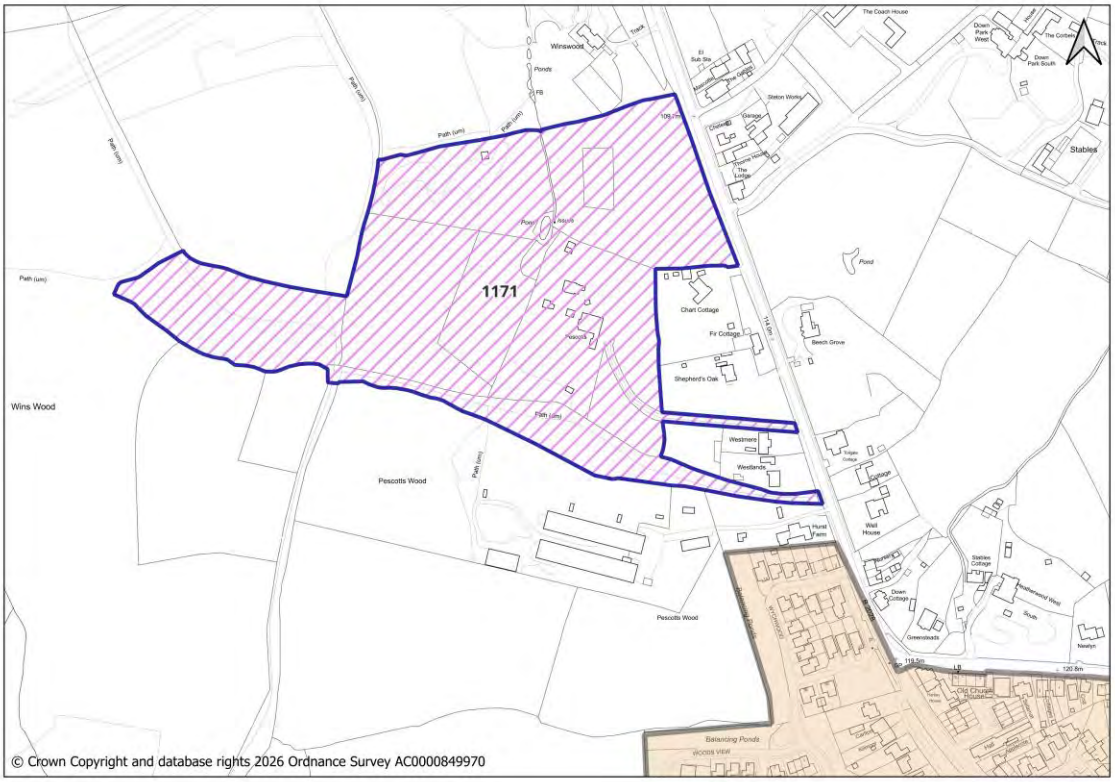
District Plan: Site Selection - Housing

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	**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	**Negative**	Over 20 minutes walk

District Plan: Site Selection - Housing

Crawley Down

ID 1171 **Land at Pescotts, Turners Hill Road**



Site Details

Units: 120 **Site Area (ha):** 7.35

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. (small areas of risk of surface water flooding)
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	**Negative**	Listed buildings are present on/within proximity of the site, Less than substantial harm.
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**	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

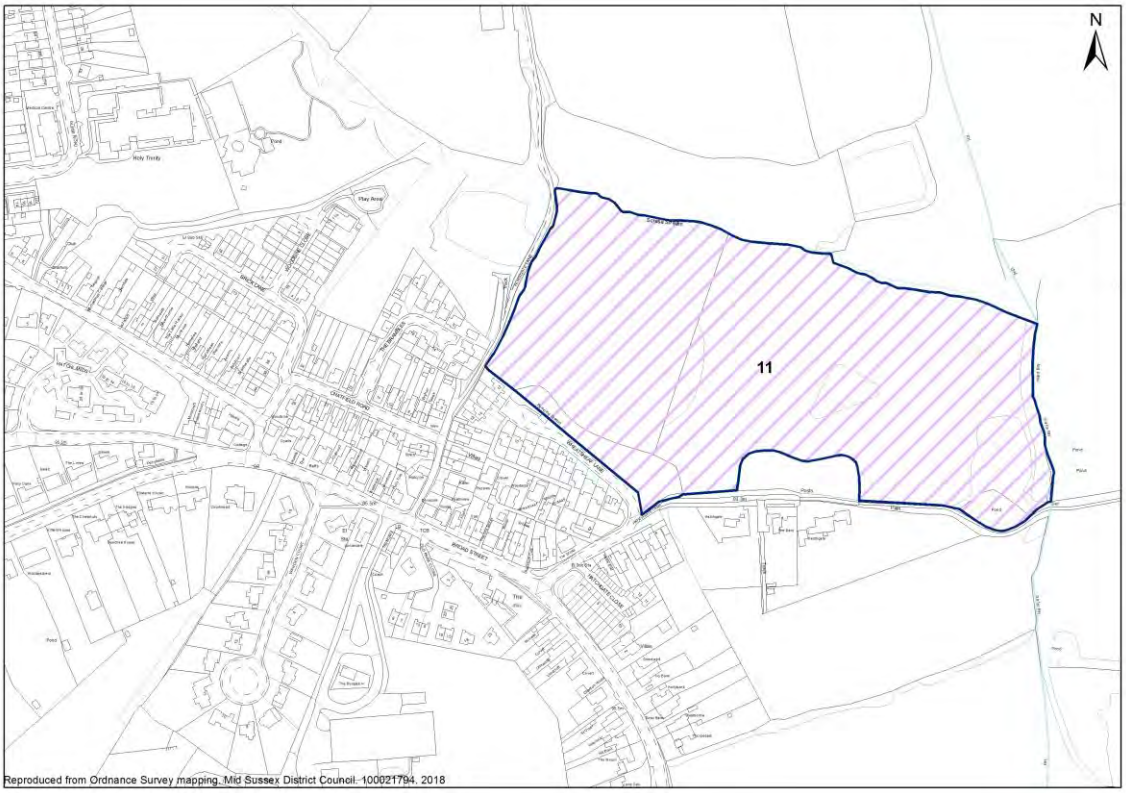
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Cuckfield

ID	11	Land at Wheatsheaf Lane, Cuckfield



Site Details

Units:	165	Site Area (ha):	6.8

Part 1 - Planning Constraints

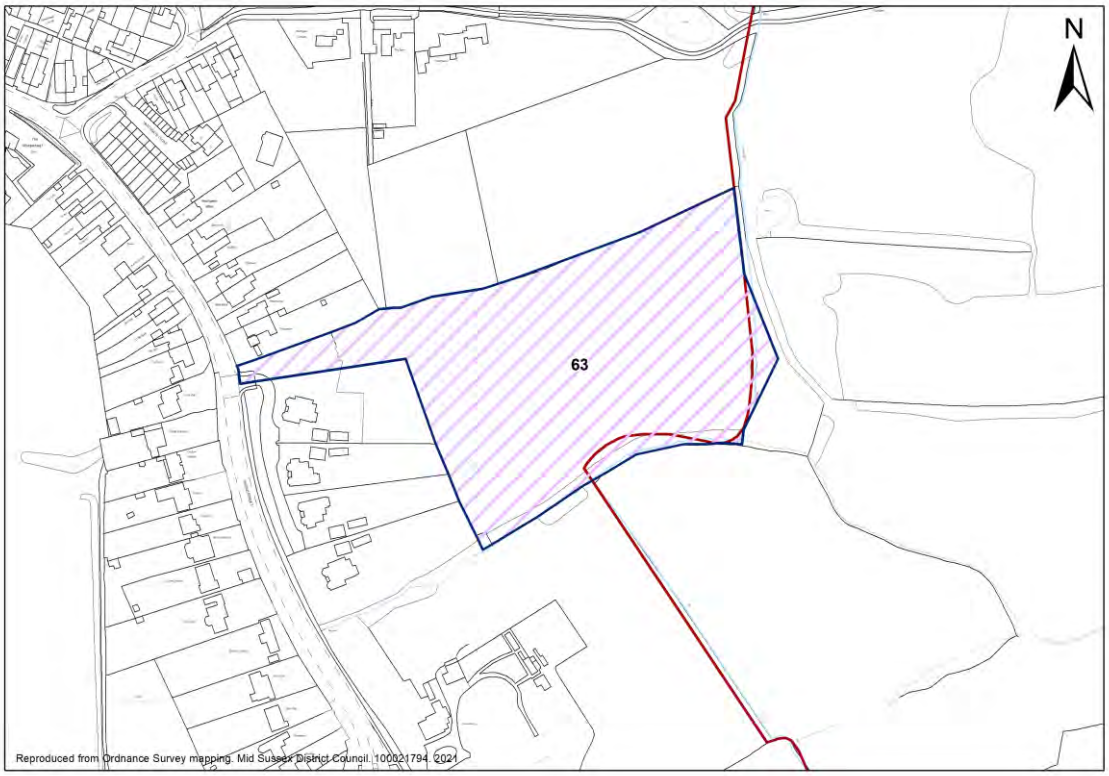
1. Landscape	**Negative**	The site has substantial landscape sensitivity and moderate landscape value. This site has ancient woodland boundaries. As this site has steep slopes, it could be visible from the surrounding countryside.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 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	**Negative**	This site is adjacent to Blunts and Paiges Woods, Haywards Heath. As well as the presence of a designated Local Wildlife Site (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 theancient 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:• 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 667In 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. 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	**Positive**	Within 15 minutes walk

District Plan: Site Selection - Housing

Cuckfield

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



Site Details

Units: 40 **Site Area (ha):** 2.40

Part 1 - Planning Constraints

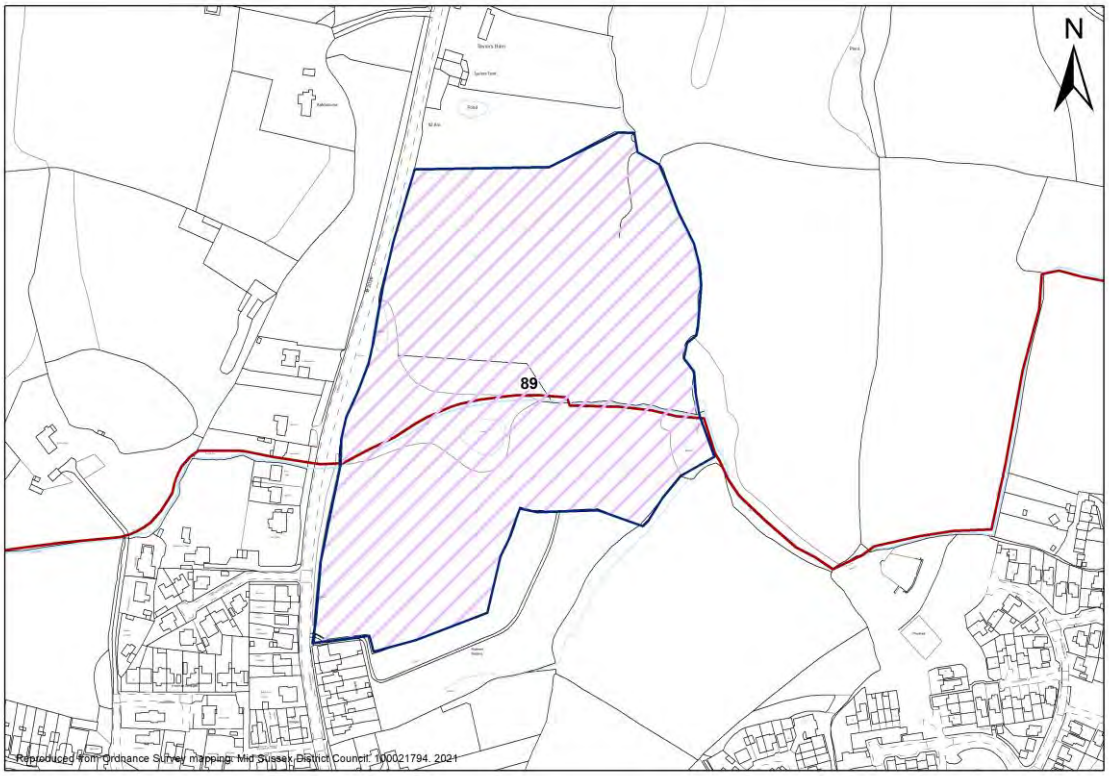
1. Landscape	**Negative**	This site has substantial landscape sensitivity and moderate landscape value, therefore how low/medium landscape capacity for development. The form of the site is perpendicular to the alignment of Broad Street which currently supports a distinctive linear settlement pattern. 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	**Negative**	Site is adjacent to Blunts and Paiges Woods, Haywards Heath. This allocation has the potential to impact the Local Wildlife Site (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 anddomestic 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 informe by up to date ecological information that could focus recommendations for improvementsto management or extension. 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 is available for development within 5 years. No housebuilder on board.
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	**Neutral**	Within 20 minutes walk
14. Retail	**Neutral**	Within 20 minutes walk

District Plan: Site Selection - Housing

Cuckfield

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



Site Details

Units:	50	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	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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	Listed buildings are present on/within proximity of the site, Less than substantial harm –Medium impact.
6. Conservation Areas	Negative	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	

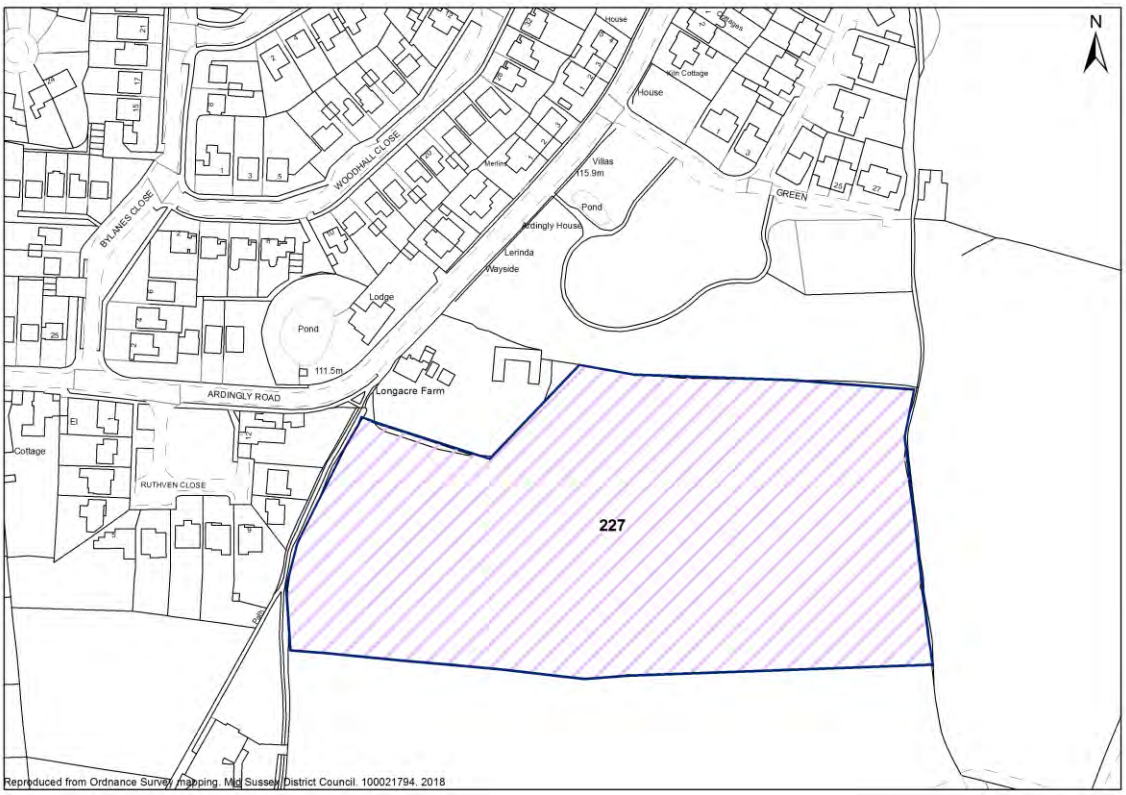
District Plan: Site Selection - Housing

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: 70 **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	**Positive**	The site is not affected by Ancient Woodland. Presence of boundary trees.
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	**Positive**	The site will become available for development during the plan period
9. Access	**Very Negative**	A safe and suitable access has not been demonstrated and therefore not considered achievable.

District Plan: Site Selection - Housing

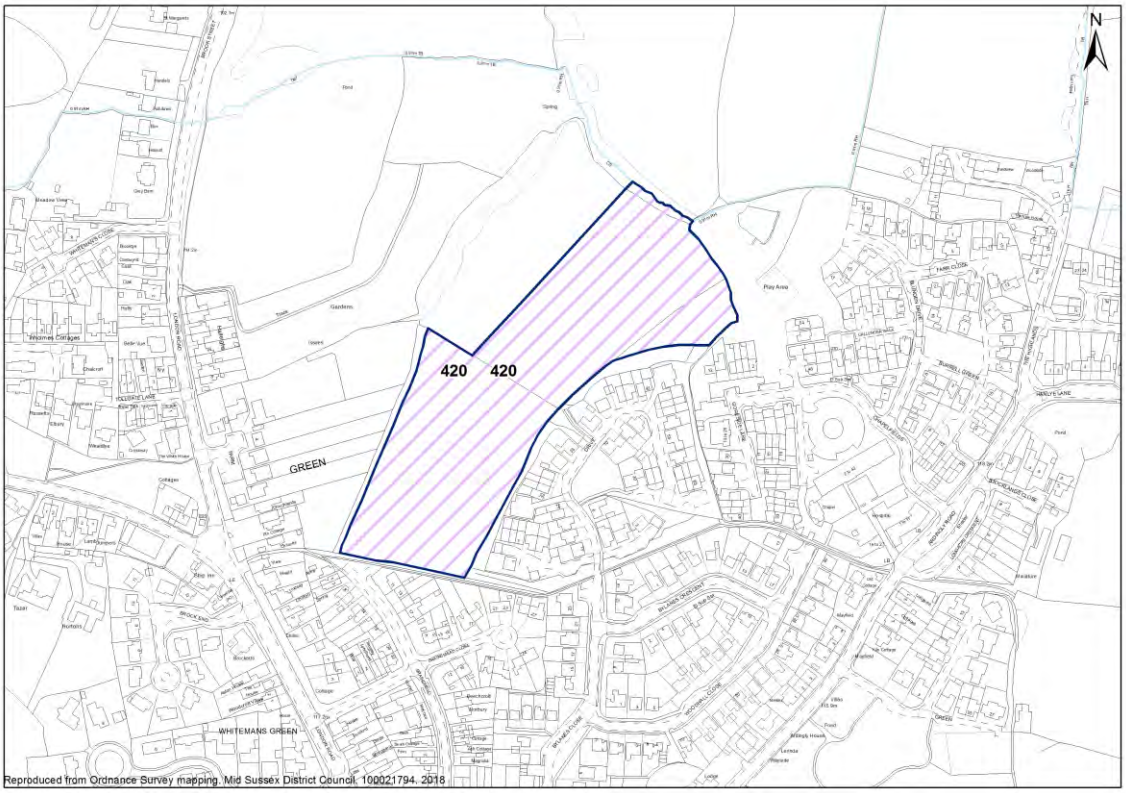
Part 3 - Sustainability / Access to Services

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	**Very Positive**	Within 10 minutes walk

District Plan: Site Selection - Housing

Cuckfield

ID	420	Land north of Brainsmead, Cuckfield



Site Details

Units:	93	Site Area (ha):	3.1

Part 1 - Planning Constraints

1. 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	**Neutral**	The site is not affected by Ancient Woodland. Tree Preservation Order Group along south eastern boundary and presence of trees along boundary and through out 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**	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.

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**	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.

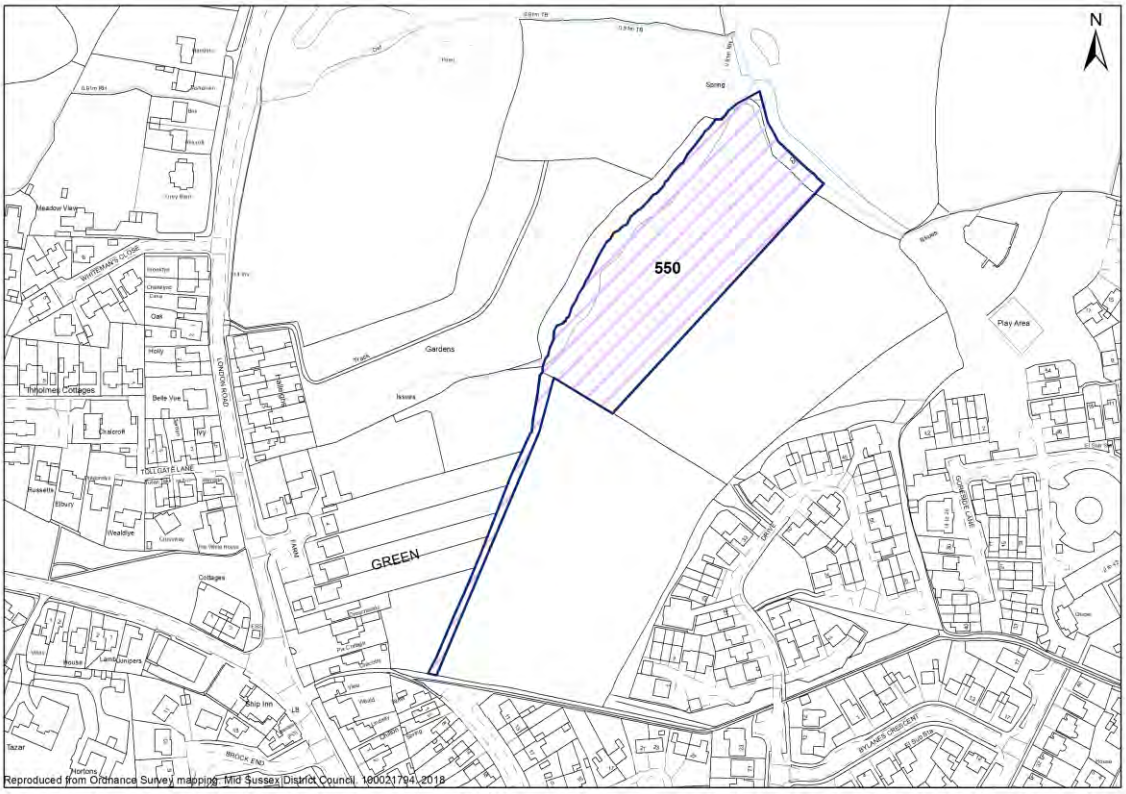
Part 3 - Sustainability / Access to Services

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	**Very Positive**	Within 10 minutes walk

District Plan: Site Selection - Housing

Cuckfield

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



Site Details

Units: 36 **Site Area (ha):** 1.17

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	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along 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

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**	The site will become available for development during the plan period
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.

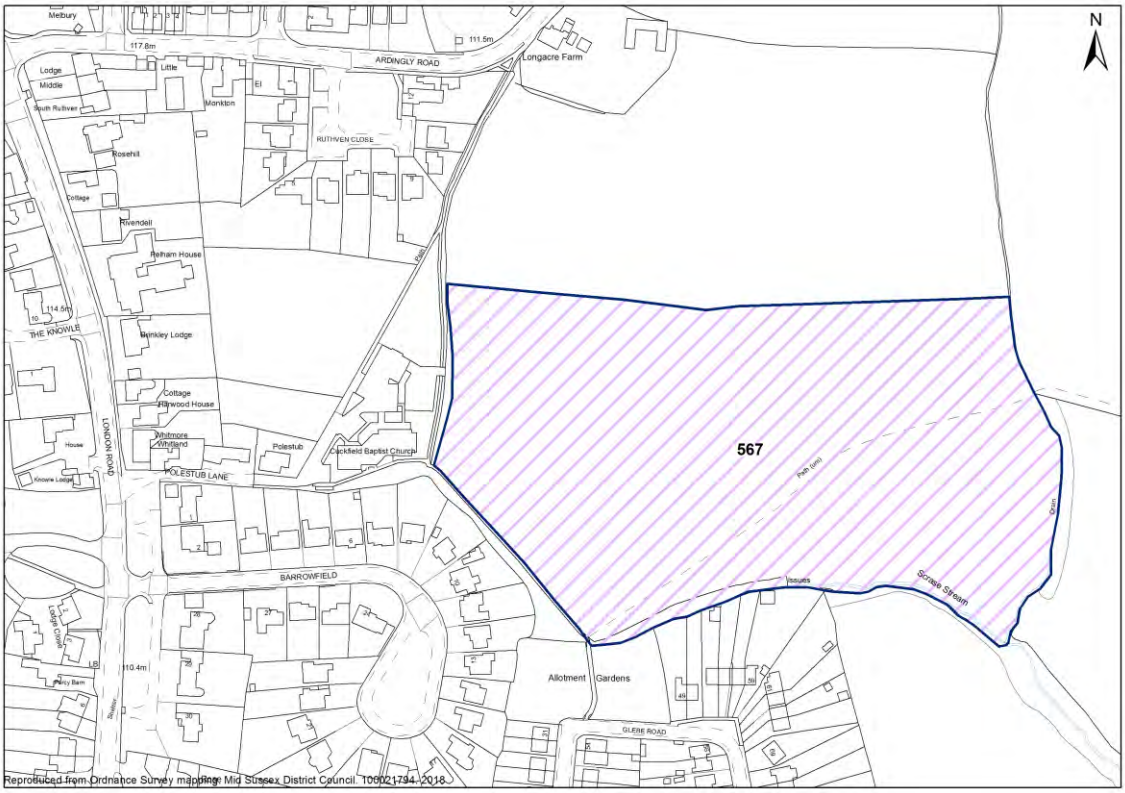
Part 3 - Sustainability / Access to Services

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	**Neutral**	Within 20 minutes walk
14. Retail	**Very Positive**	Within 10 minutes walk

District Plan: Site Selection - Housing

Cuckfield

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



Site Details

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

Part 1 - Planning Constraints

1. 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	**Positive**	The site is not affected by Ancient Woodland. Presence of boundary trees.
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: archaeological field evaluation to take place (geophysical survey), to inform an archaeological mitigation strategy.

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**	A safe and suitable access has not been demonstrated and

		therefore not considered achievable.

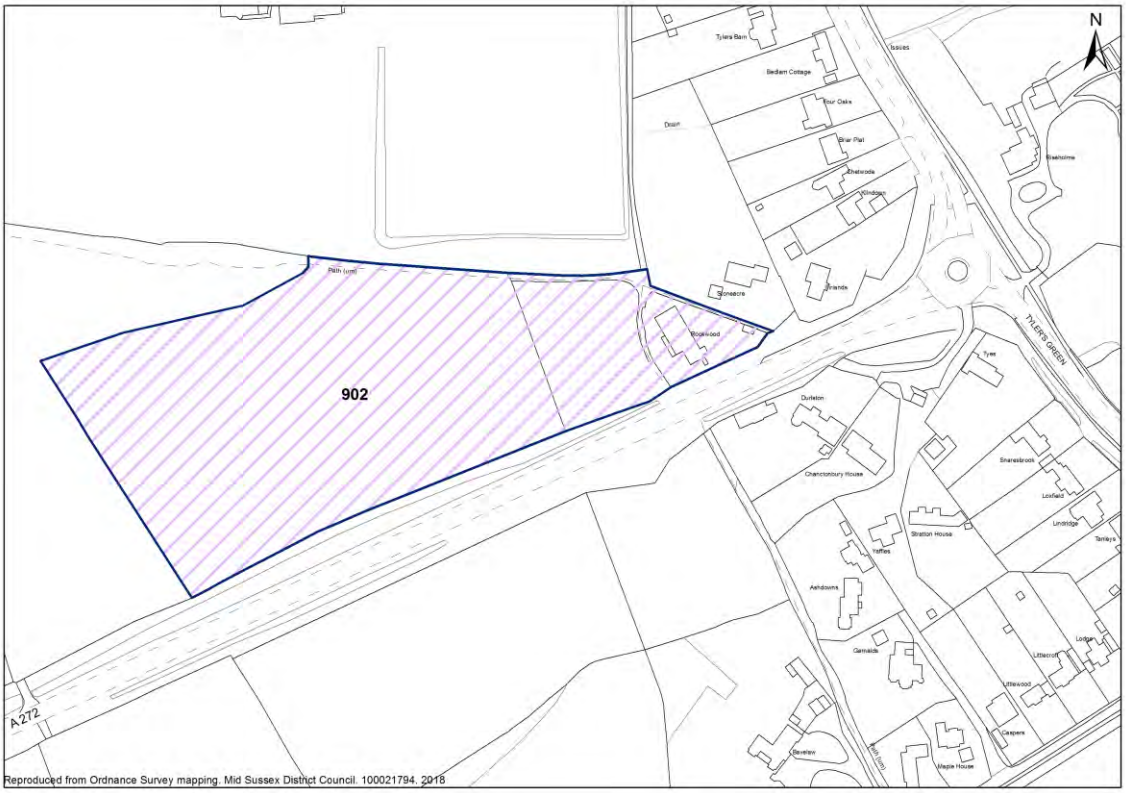
Part 3 - Sustainability / Access to Services

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

District Plan: Site Selection - Housing

Cuckfield

ID	902	Land to the west of Rookwood, Tylers Green, Cuckfield



Site Details

Units:	60	Site Area (ha):	2.63

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	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	Archaeological designation on/ adjacent to site. 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	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	
10. Train Service	

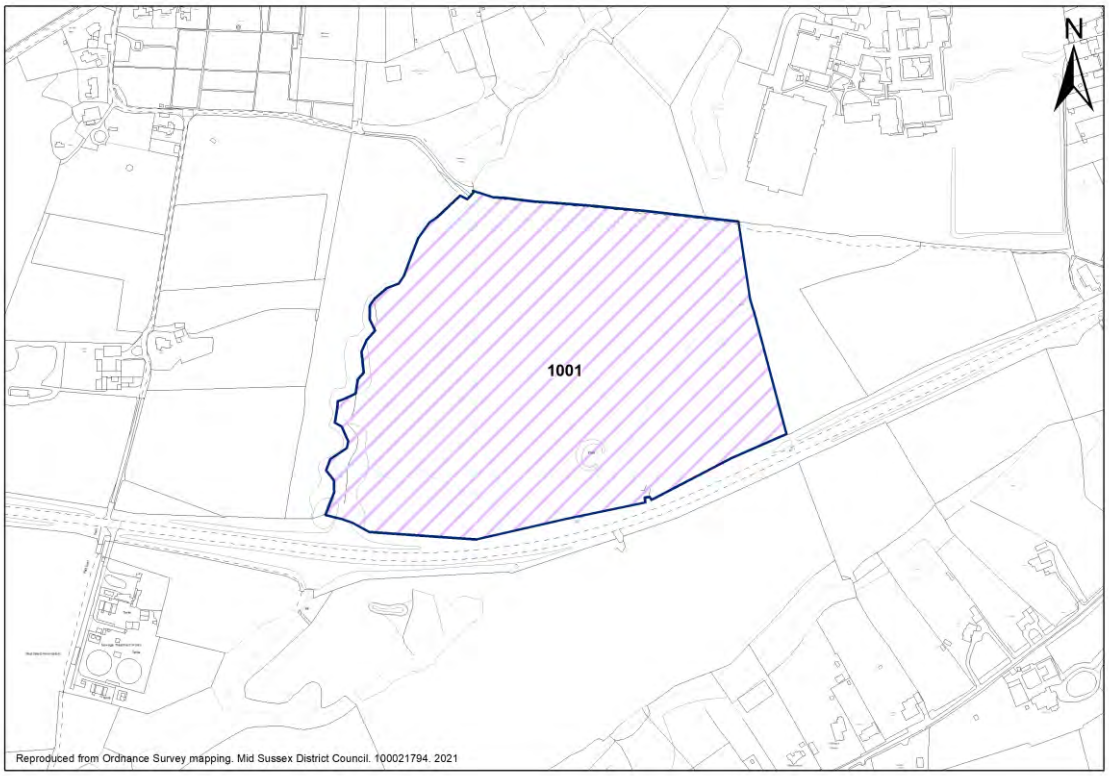
District Plan: Site Selection - Housing

10. Public Transport	
11. Main Service Centre	
12. Primary School	
13. Health	
14. Retail	

District Plan: Site Selection - Housing

Cuckfield

ID	1001	Land north of A272 Cuckfield



Site Details

Units:	250	Site Area (ha):	21

Part 1 - Planning Constraints

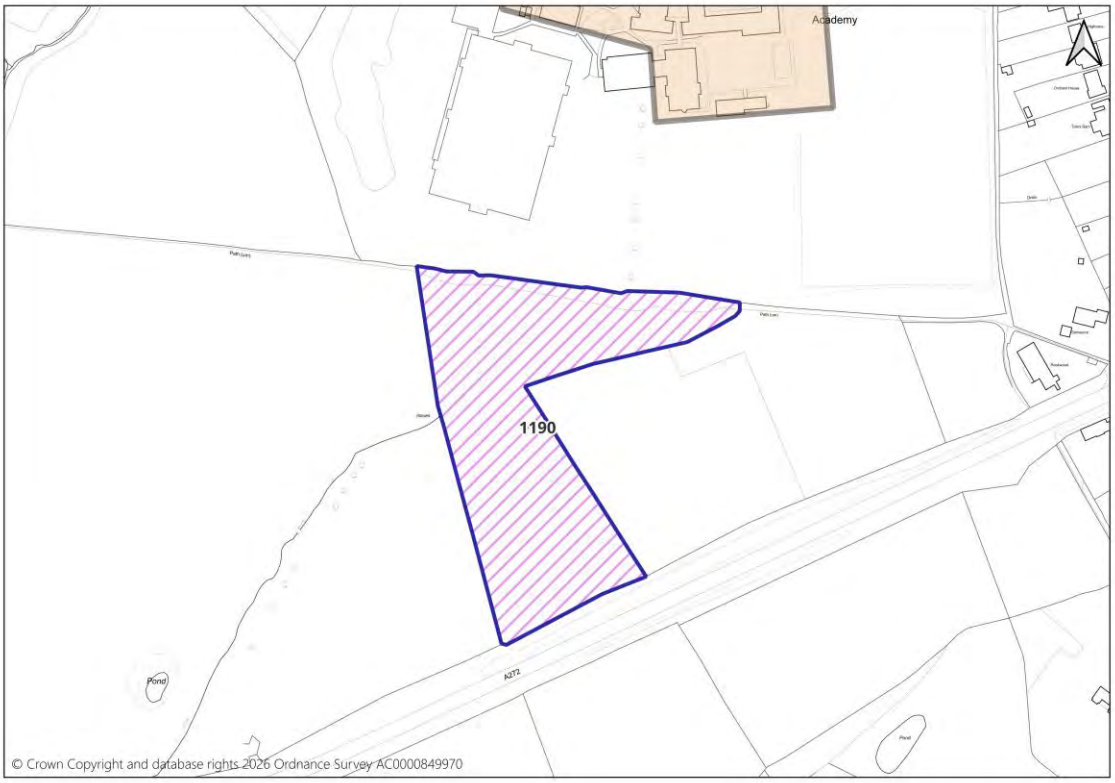
1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	Neutral	Part of western boundary of the site is within the 15m buffer zone.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site.
5. Listed Buildings	Negative	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 I 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. Less than Substantial Harm - Mid
6. Conservation Areas	Negative	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 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. LSH - Mid
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. The site is available for development within 5 years. Site is being promoted by a housebuilder.
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	**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	**Negative**	Within 15 minutes walk

District Plan: Site Selection - Housing

Cuckfield

ID	1190	Land north of A272 (smaller parcel)



Site Details

Units:	57	Site Area (ha):	1.88

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. (linear area at risk of surface water flooding)
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	Negative	Site is within/close to a conservation area, Less than substantial harm
7. Archaeology	Neutral	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	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 poor
10. Train Service	Poor	
10. Public Transport	Negative	

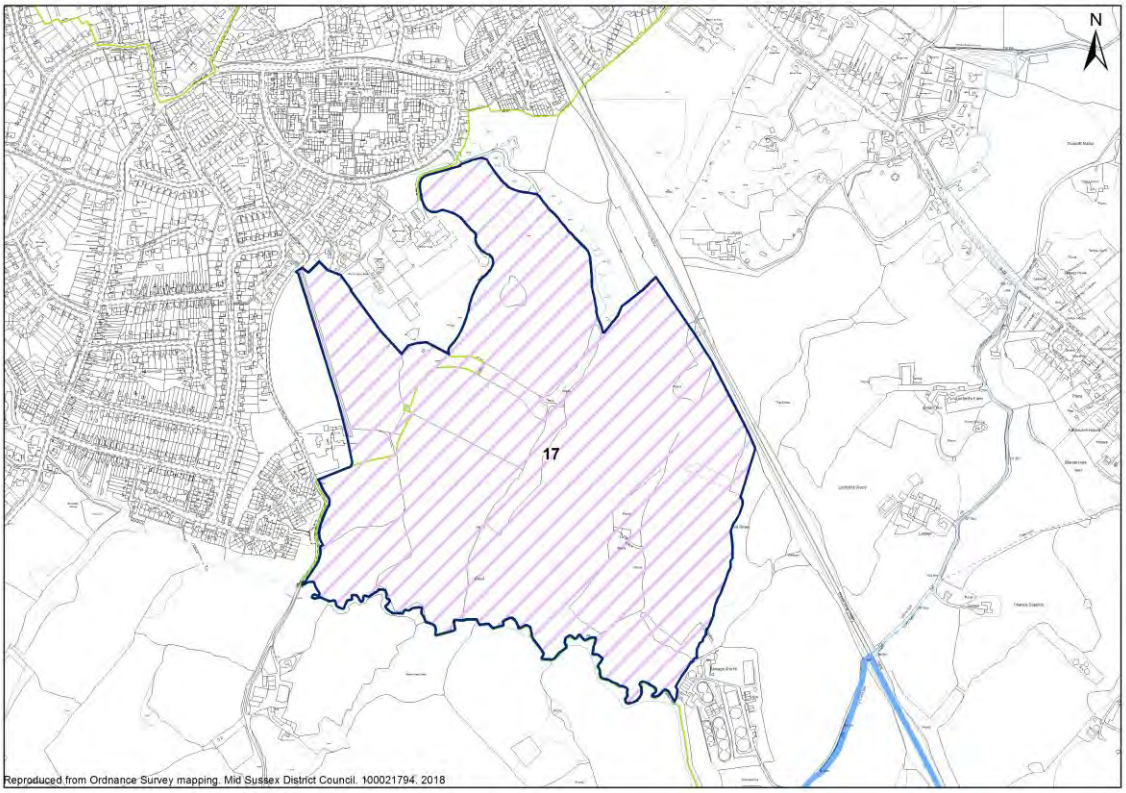
District Plan: Site Selection - Housing

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	**Positive**	Within 15 minutes walk

District Plan: Site Selection - Housing

East Grinstead

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



Site Details

Units:	450	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 Public Rights of Way (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 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	**Neutral**	Listed building adjacent to the site. Less than substantial harm - Low. Potential for suitable mitigation.
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**	The site is available for development within 5 years. Site in control of housebuilder.
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

District Plan: Site Selection - Housing

East Grinstead

ID	60	Land at the Spinney, Lewes Road, East Grinstead



Site Details

Units: 7 **Site Area (ha):** 0.41

Part 1 - Planning Constraints

1. Landscape	**Negative**	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.
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**	Archaeological designation on/ adjacent to site. 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**	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

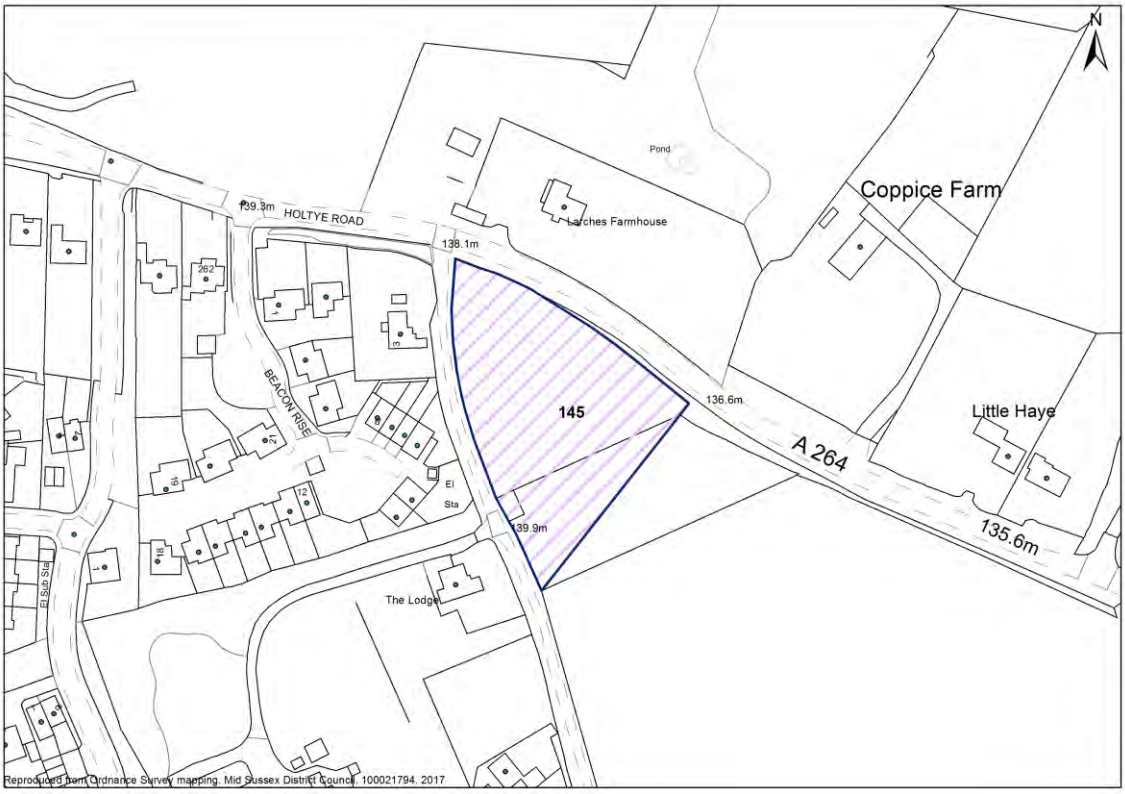
District Plan: Site Selection - Housing

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	**Positive**	Within 15 minutes walk / 20 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

East Grinstead

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



Site Details

Units: 9 **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 Public Right of Way (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	**Negative**	The site is not affected by Ancient Woodland. Presence of boundary trees and throughout site; would result in significant loss. May not be appropriate for development, frontage trees 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 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	**Negative**	Site approach would require improvements to accommodate further development, achievability is uncertain.

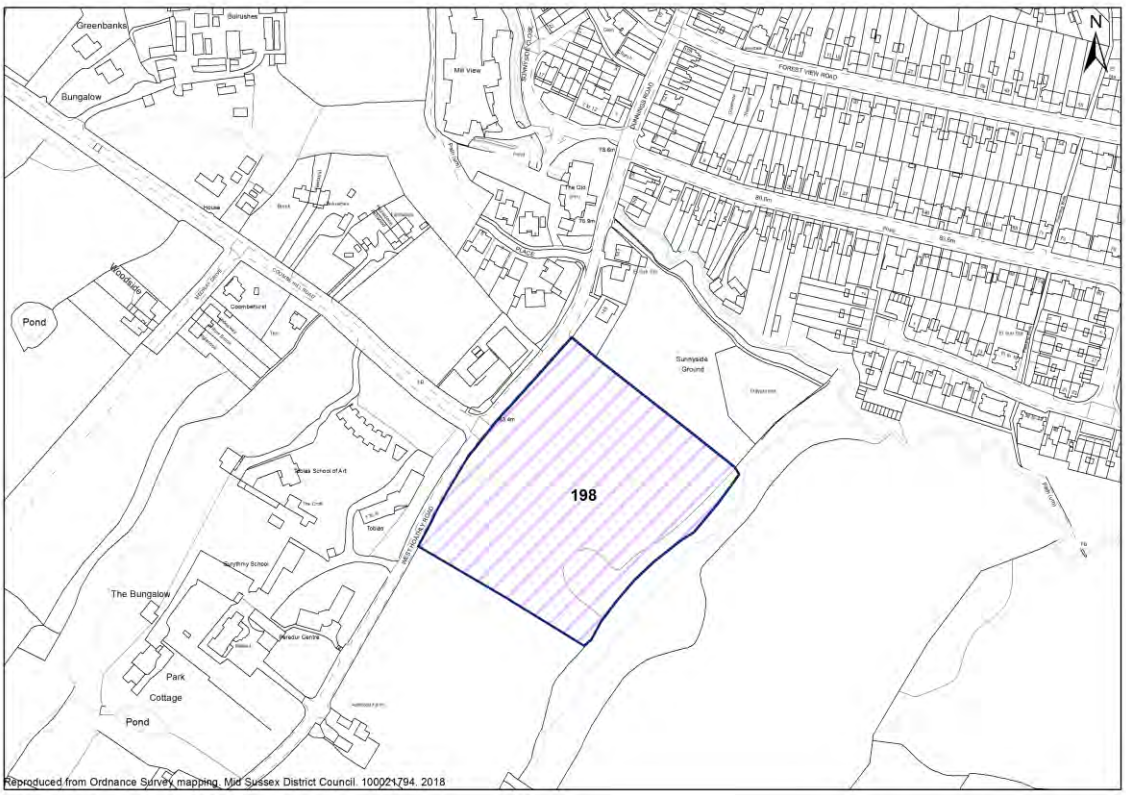
Part 3 - Sustainability / Access to Services

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**	
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	**Positive**	Within 15 minutes walk

District Plan: Site Selection - Housing

East Grinstead

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



Site Details

Units: 45 **Site Area (ha):** 2

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 Public Rights of Way (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**	Ancient woodland runs along the south eastern boundary of the site. Trees along 3 of the 4 boundaries and within south east corner of 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	**Very Positive**	The site is available for development within 5 years. Site in control of house builder.
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.

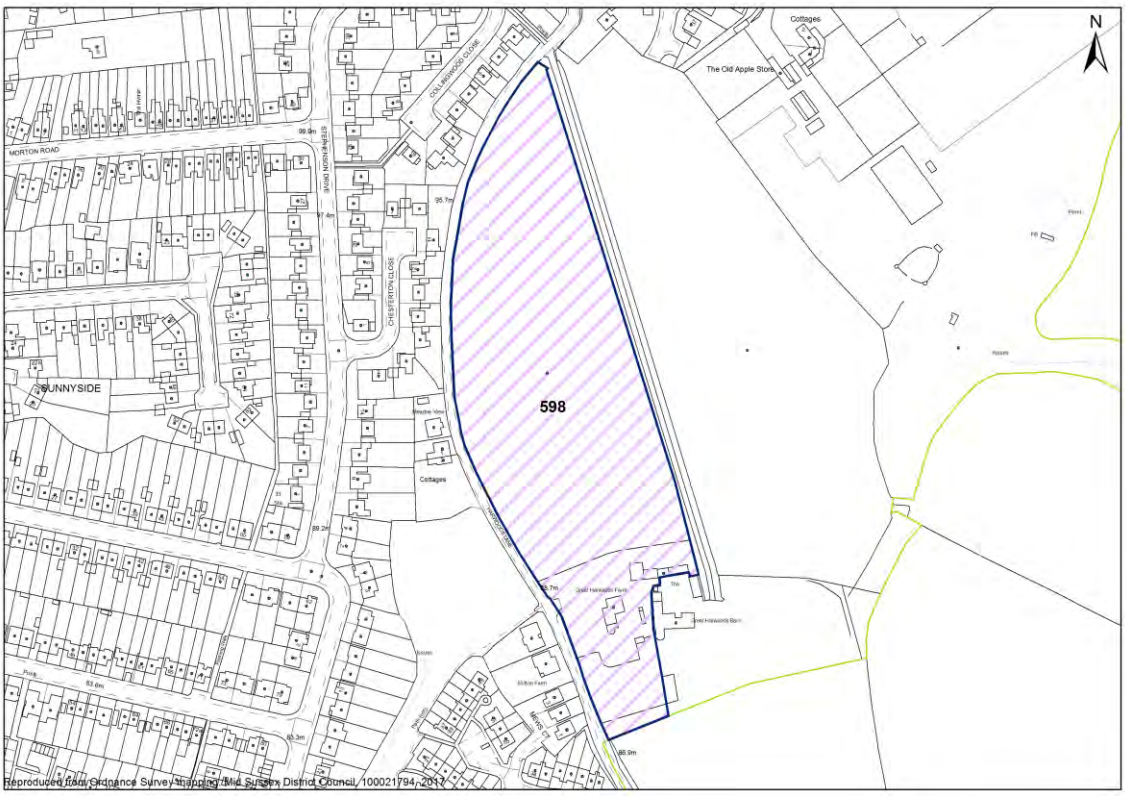
Part 3 - Sustainability / Access to Services

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

District Plan: Site Selection - Housing

East Grinstead

ID	598	Land south of Edinburgh Way, East Grinstead



Site Details

Units:	60	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 Public Right of Way (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	Positive	The site is not affected by Ancient Woodland. Trees sporadically located along boundary.
4. Biodiversity	Very Positive	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	Negative	Less than Substantial Harm - Low. 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 Archaeological Notification Area. Archaeological designation 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	**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. Option also exists for access through adjacent land being promoted by a third party. Further evidence required to demonstrate suitable access can be provided.

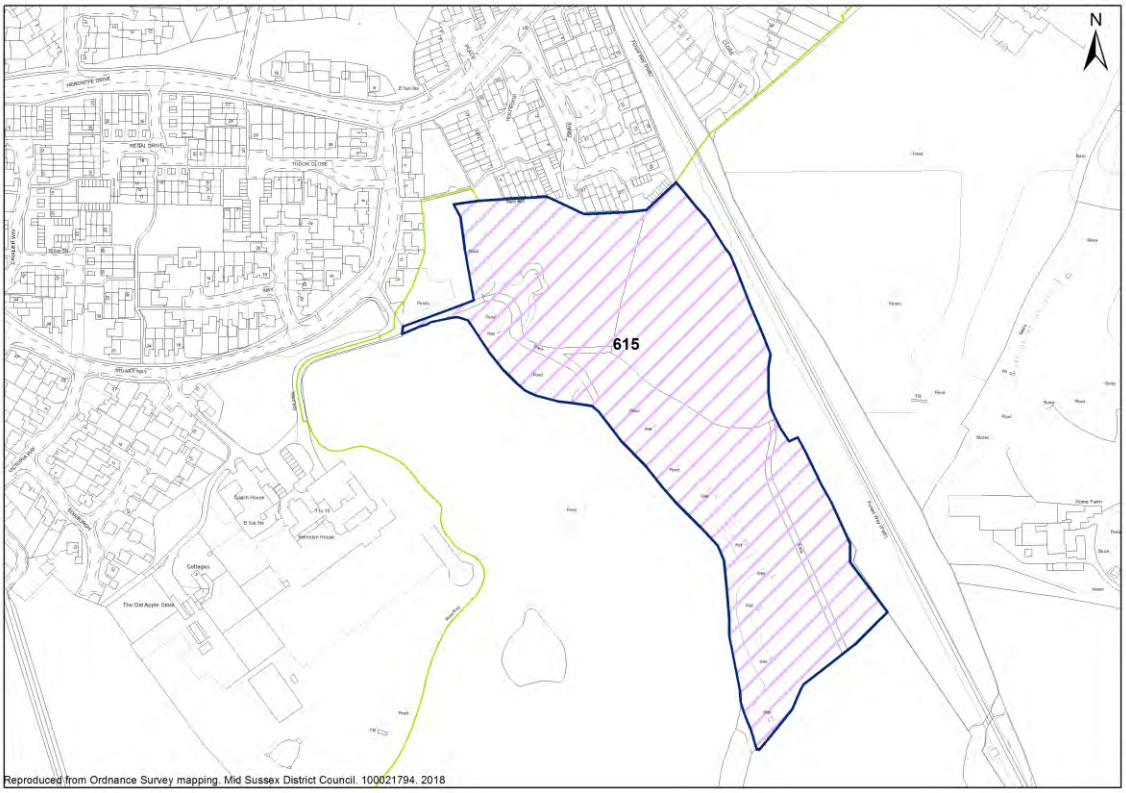
Part 3 - Sustainability / Access to Services

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

District Plan: Site Selection - Housing

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.

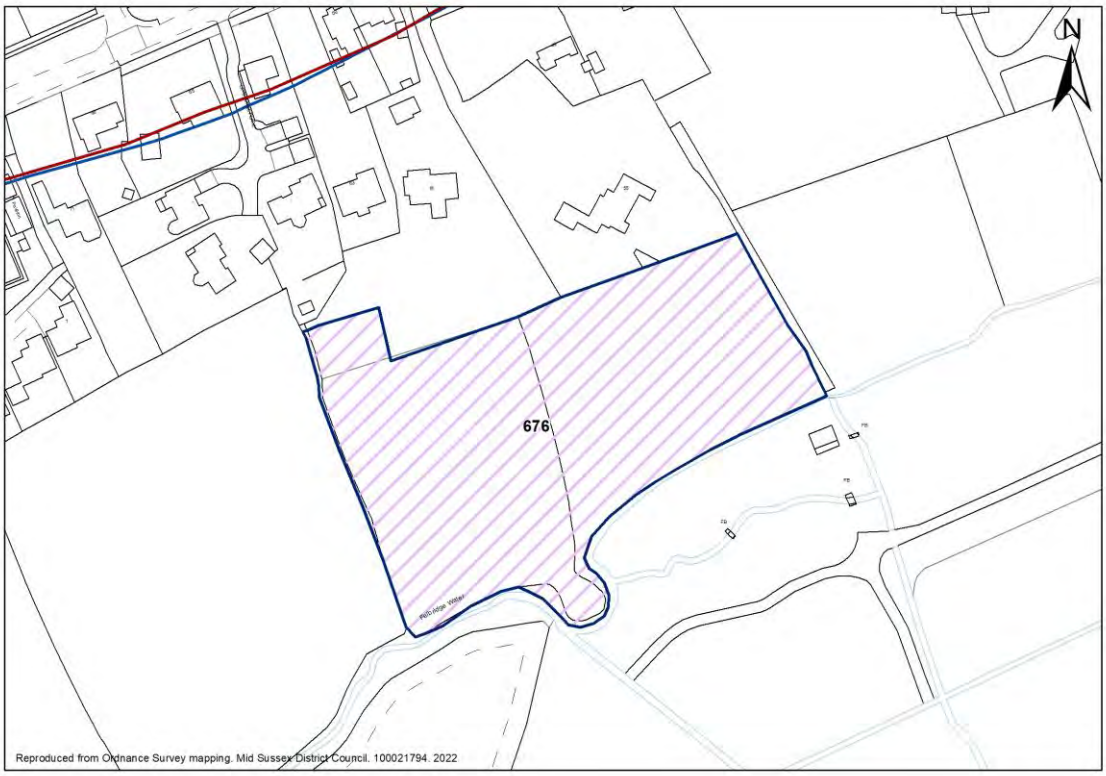
Part 3 - Sustainability / Access to Services

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	**Positive**	Within 15 minutes walk

District Plan: Site Selection - Housing

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 covere

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 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	
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 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, impact on character
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	**Neutral**	Within 20 minutes walk / 30 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	**Positive**	Within 15 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	**Negative**	The site is not affected by Ancient Woodland. Several individual TPOs along boundaries and access track to West Hill. TPO Groups along length of northern and southern boundaries, loss of protected trees if access were taken from Dexter Drive.
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	**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.

District Plan: Site Selection - Housing

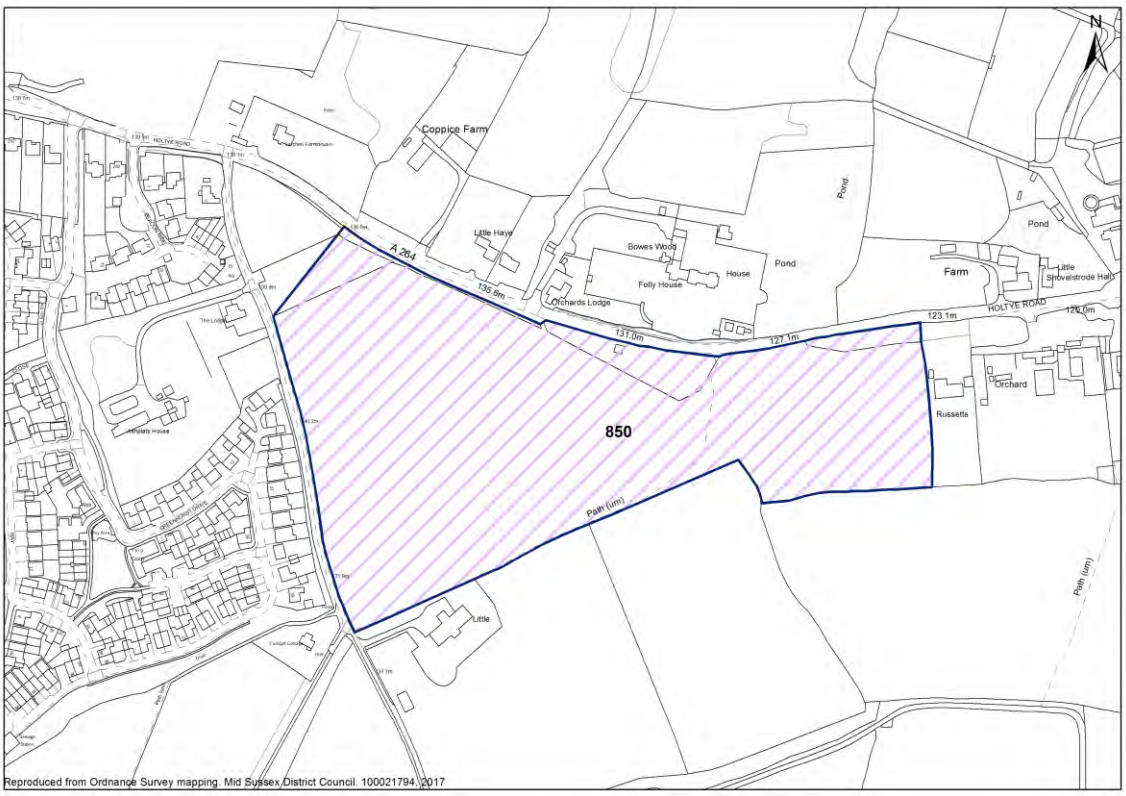
Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	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	**Positive**	Within 15 minutes walk
14. Retail	**Very Positive**	Within 10 minutes walk

District Plan: Site Selection - Housing

East Grinstead

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



Site Details

Units: 90 **Site Area (ha):** 6.7

Part 1 - Planning Constraints

1. Landscape	**Very Negative**	Likely major development with no exceptional circumstances. Moderate impact on AONB due to a loss of countryside setting of the Public Right Of Way (PROW), 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	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along boundary
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 building across the road from the site. Less than Substantial Harm - Low

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	**Very Positive**	The site is available for development within 5 years, supported by an option agreement with a housebuilder in place.
9. Access	**Very Positive**	Safe access to site already exists

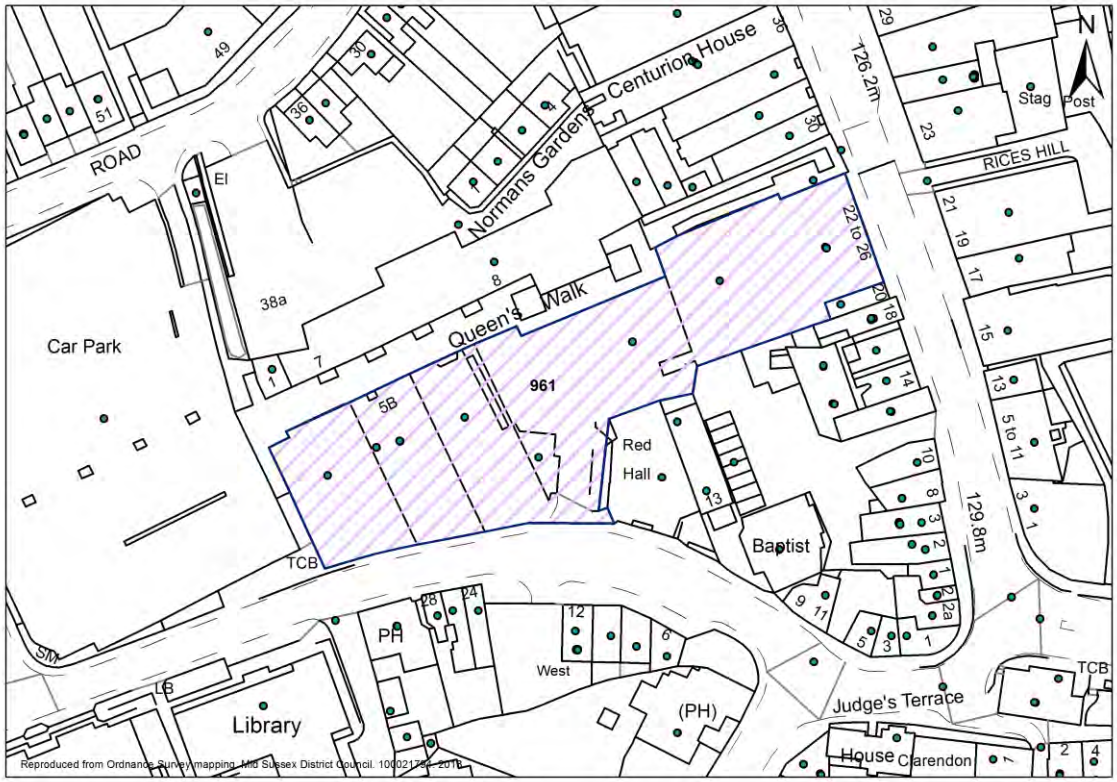
Part 3 - Sustainability / Access to Services

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	**Neutral**	Wiithin 20 minutes walk
14. Retail	**Neutral**	Within 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 Site
5. Listed Buildings	**Negative**	The site lies directly north of a cluster of listed buildings at the historic core of the town at the westerrn 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. LSH - Low.
6. Conservation Areas	**Negative**	The site is adjacent to the East Grinstead Conservation Area. Subject to detailed design consideration potential for enhancement. Less than Substantial Harm - Low.
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

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 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 Suitable Alternative Natural Greenspace (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	Negative	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

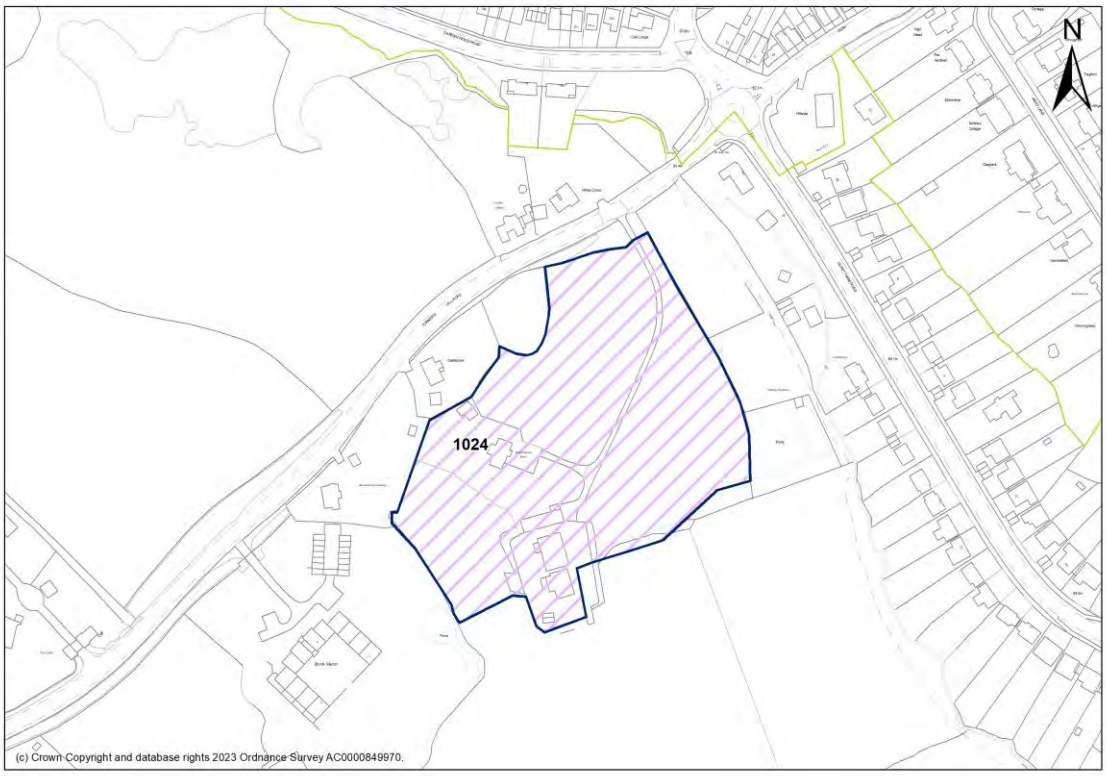
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

East Grinstead

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



Site Details

Units: 45 **Site Area (ha):** 2.24

Part 1 - Planning Constraints

1. Landscape	**Very Negative**	High impact on the AONB.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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	**Positive**	The site is available for development within 5 years. No housebuilder on board.
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	**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

East Grinstead

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



Site Details

Units: 9 **Site Area (ha):** 0.50

Part 1 - Planning Constraints

1. Landscape	**Neutral**	Low impact on the AONB.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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 is available for development within 5 years. No housebuilder on board.
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

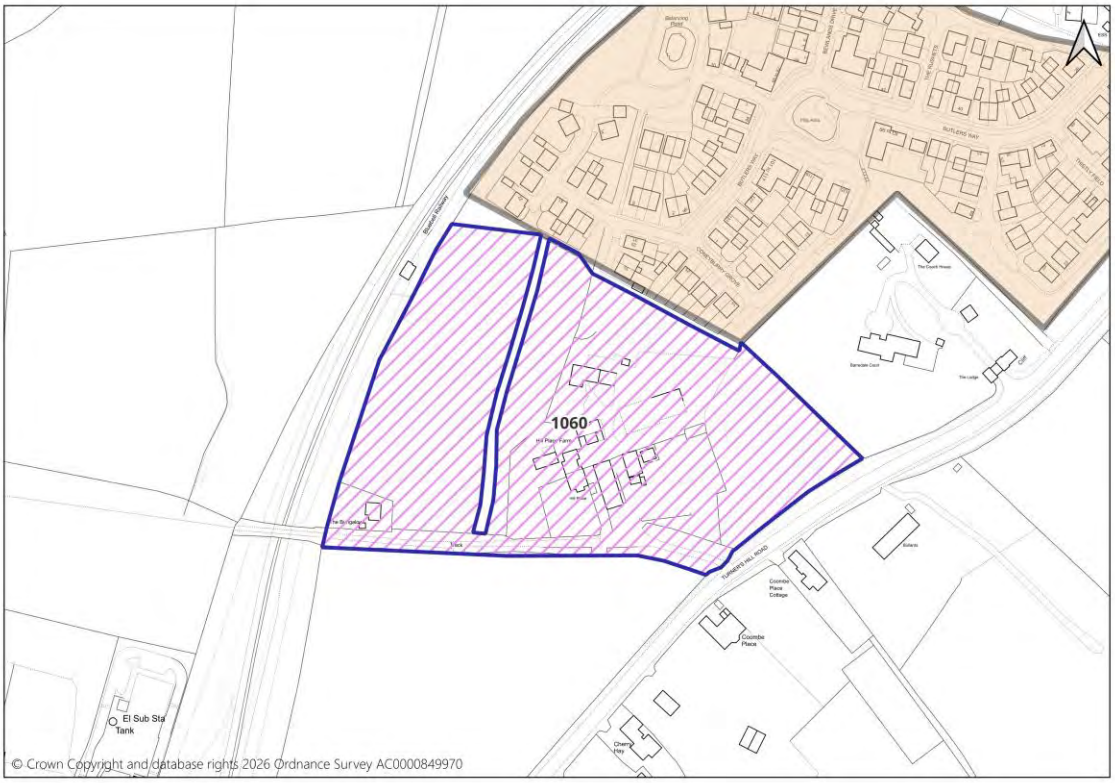
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

East Grinstead

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



Site Details

Units:	50	Site Area (ha):	2.40

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
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 – 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. 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

		than substantial, low. 2026 - evidence with indicative site layout plan submitted showing buffer as mitigation for harm on listed building.
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 is available for development within 5 years. No housebuilder on board.
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	**Negative**	Over 20 minutes walk
13. Health	**Negative**	Over 20 minutes walk
14. Retail	**Neutral**	Within 20 minutes walk

District Plan: Site Selection - Housing

East Grinstead

ID	1181	Land east of West Hoathly Road, East Grinstead



Site Details

Units: 20 **Site Area (ha):** 1.09

Part 1 - Planning Constraints

1. Landscape	**Negative**	Moderate impact on 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.
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, supported by an option agreement with a housebuilder in place.
9. Access	**Very Positive**	No known constraints to access and site approach to accommodate 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 poor
10. Train Service	Poor	

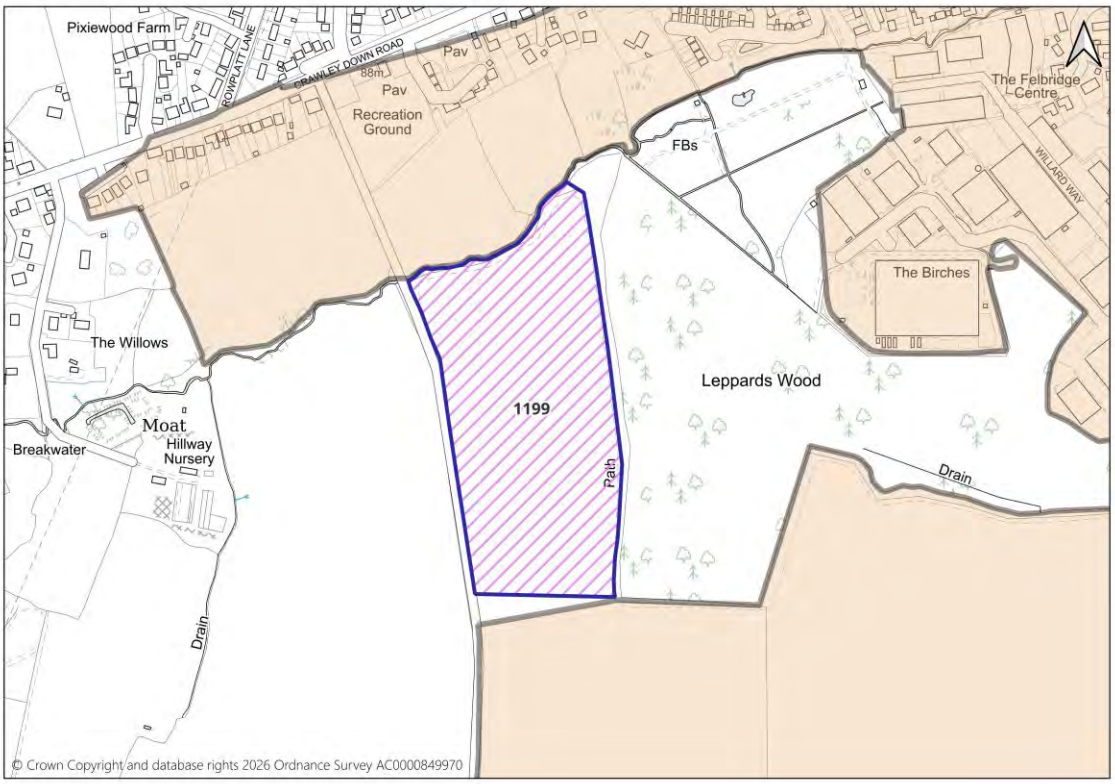
District Plan: Site Selection - Housing

10. Public Transport	**Negative**	
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

East Grinstead

ID	1199	Land east of Leppards Wood, Imberhorne Lane, East Grinstead



Site Details

Units:	200	Site Area (ha):	8.23

Part 1 - Planning Constraints

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

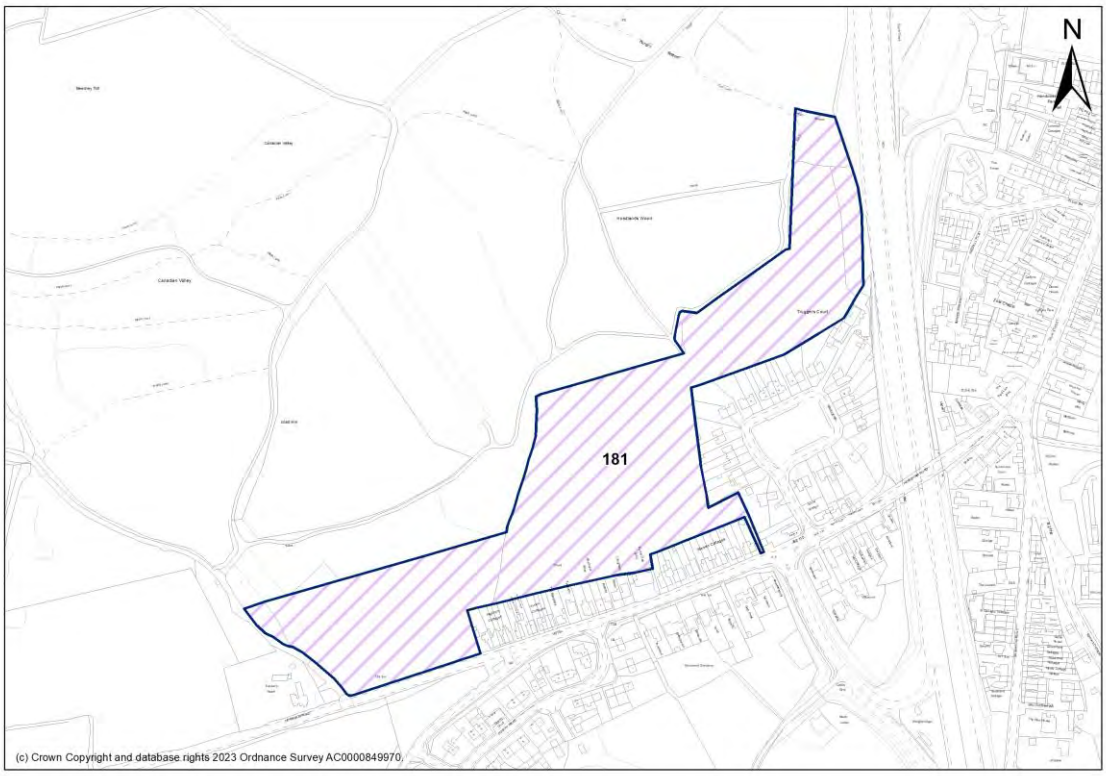
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Handcross

ID	181	Land west of Truggers, Handcross



Site Details

Units:	105	Site Area (ha):	6.64

Part 1 - Planning Constraints

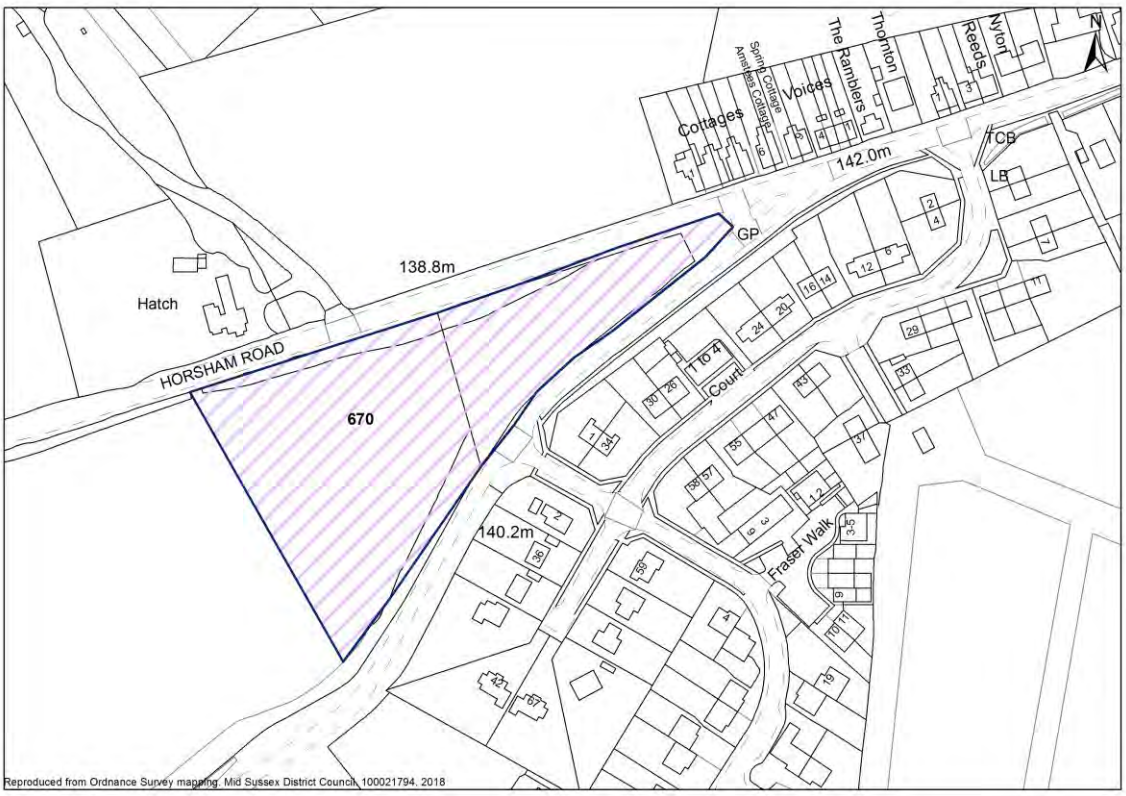
1. Landscape	**Very Negative**	High impact on AONB due to scale of development, loss of medieval field systems and potential impact on Ancient Woodland. Gently sloping from east down to the west. Small pond at south end of central field. Site wraps around development along Horsham Road which comprises 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 Public Rights Of Way. 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.
4. Biodiversity	**Negative**	This site is nearby Darkalley Ghyll and Canadian Valley Ghyll.

		Although the SHELAA site is not directly adjacent to the Local Wildlife Site (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 Site of Special Scientific Interest 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	**Negative**	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: Less than Substantial Harm, 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 assets.
Part 2 - Deliverability Considerations		
8. Availability	**Positive**	The site will become available for development during the plan period. Land promotion agreement in place. Not in control of housebuilder.
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

District Plan: Site Selection - Housing

Handcross

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



Site Details

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

Part 1 - Planning Constraints

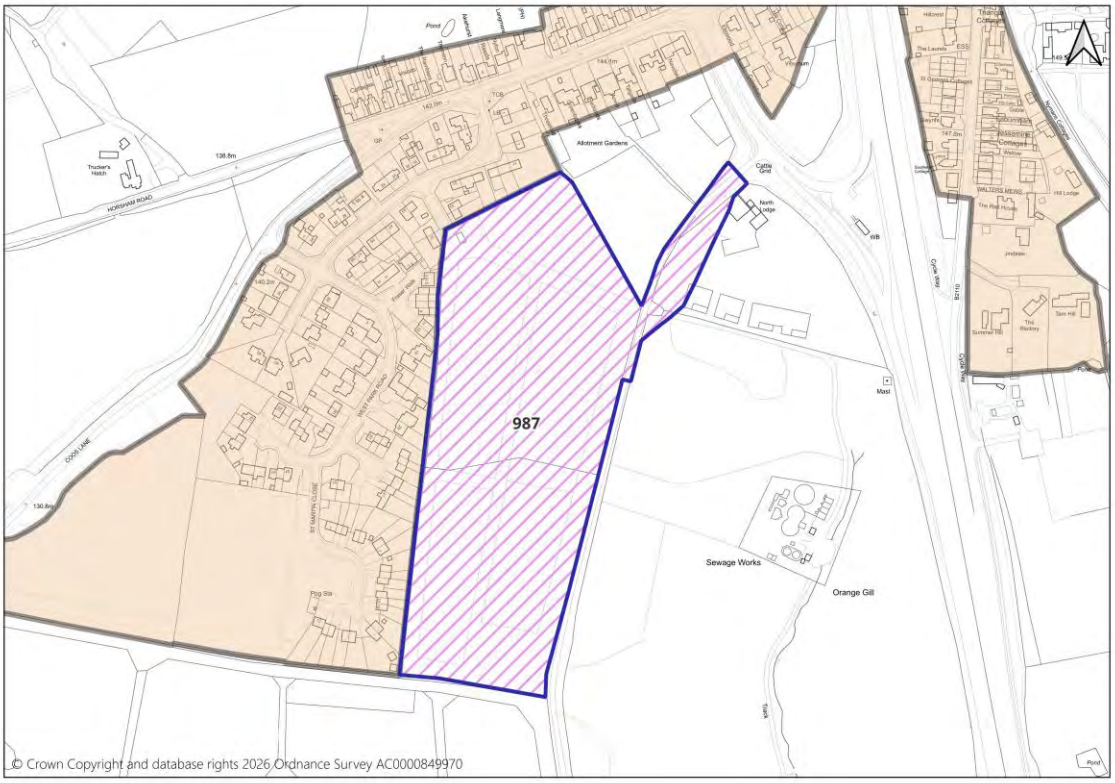
1. Landscape	**Negative**	Moderate impact on AONB due to open and rural aspect of the field and surrounding area. Reasonably flat site with no watercourses mapped. Western periphery of settlement with modern development on the opposite side of Coos Lane. Horsham Road and Coos Lane are historic routeways. 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	**Positive**	The site is not affected by Ancient Woodland. Presence of boundary trees and concentration of trees in eastern part of site.
4. Biodiversity	**Negative**	Impacts of increased recreation on Cows Wood and Harry's Wood Site of Special Scientific Interest 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 located further east; (b) The site lies on a sandstone ridge, in the High Weald a favourable location for archaeological sites.
Part 2 - Deliverability Considerations		
8. Availability	**Positive**	The site will become available for development during the plan period. No housebuilder but planning agent acting.
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

District Plan: Site Selection - Housing

Handcross

ID	987	Land to the West of Park Road Handcross



Site Details

Units:	60	Site Area (ha):	5.2

Part 1 - Planning Constraints

1. Landscape	**Very Negative**	High impact on AONB due to loss of woodland. Likely major development in the AONB with no identified exceptional circumstances. 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	**Negative**	The site is not affected by Ancient Woodland. Significant part of site covered in trees, development would result in loss of trees. 2026 update - evidence of email exchange between promoter and MSDC tree officer confirms that whilst loss of trees is acknowledged, there was no arboricultural reason why this site should not be allocated for housing

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	**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.

Part 2 - Deliverability Considerations

8. Availability	**Very Positive**	Site in control of house builder. Available for development within 5 years
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. Access from the site via Park Road will need improvements but is in same ownership and has in principle agreement from WSCC. Cycle and pedestrian facilities will need to be provided along the B2110.

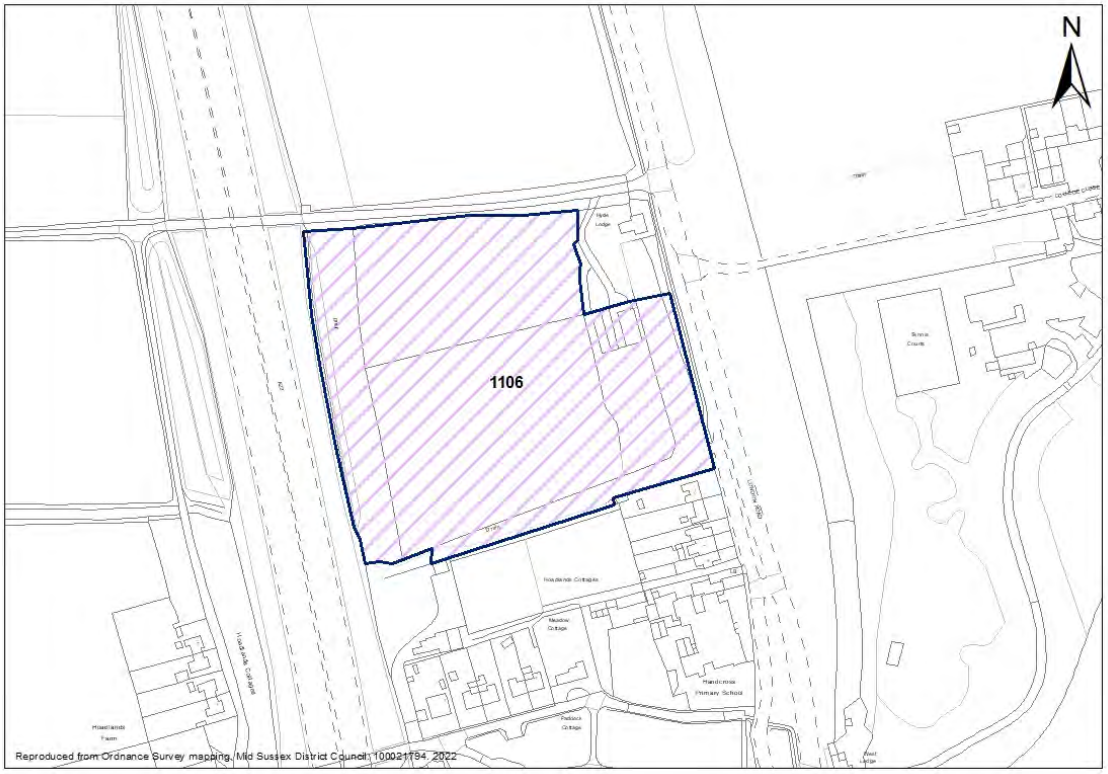
Part 3 - Sustainability / Access to Services

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

District Plan: Site Selection - Housing

Handcross

ID 1106 **Land at Hyde Lodge, London Road**



Site Details

Units: 0 **Site Area (ha):** 3.06

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 Public Rights Of Way. 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	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along boundary.
4. Biodiversity	**Negative**	Impacts of increased recreation on Cows Wood and Harry's Wood Site of Special Scientific Interest should be considered, including

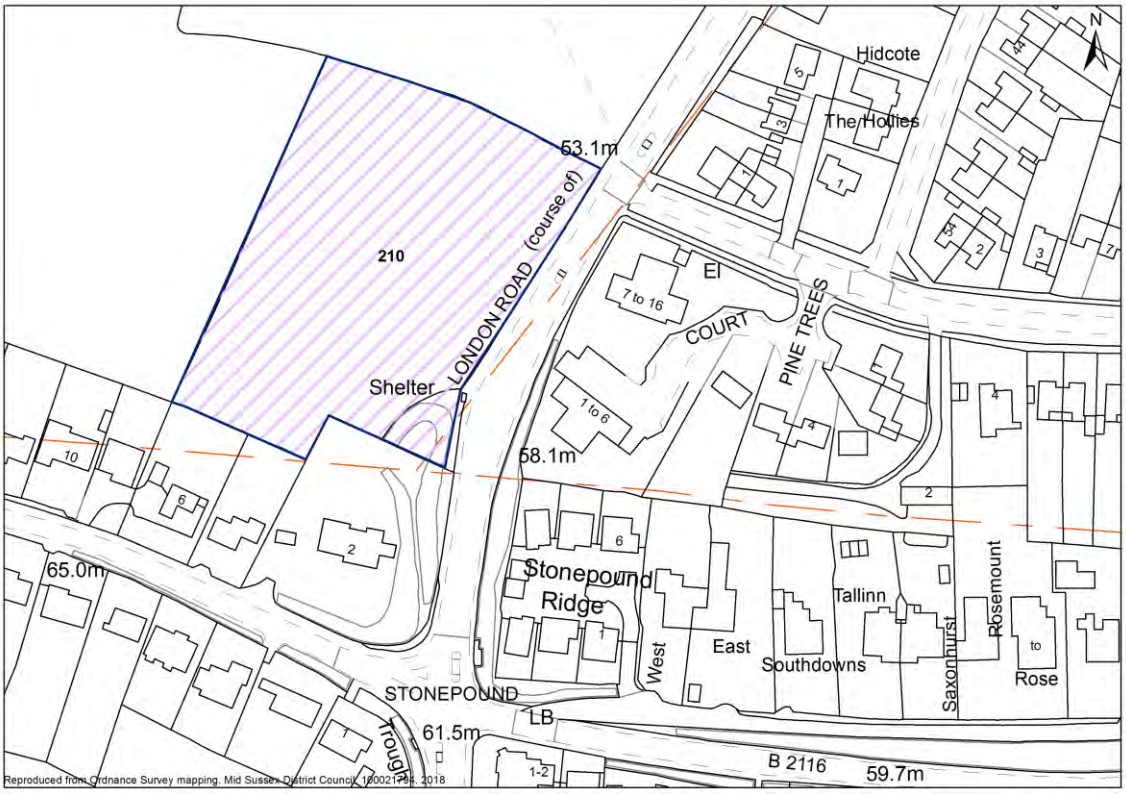
District Plan: Site Selection - Housing

		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	**Very Positive**	No known archaeology on or immediately adjacent.
Part 2 - Deliverability Considerations		
8. Availability	**Positive**	Promotion agreement in place.
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	**Negative**	Journey likely by car (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	**Positive**	Within 15 minutes walk

District Plan: Site Selection - Housing

Hassocks

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



Site Details

Units: 25 **Site Area (ha):** 0.93

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	**Neutral**	The site is not affected by Ancient Woodland. Individual Trees Preservation Orders in south east corner and along northern boundary, could be incorporated into development.
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 own unlikely to add further useful information). Geophysical survey not recommended

Part 2 - Deliverability Considerations

8. Availability	**Very Positive**	The site is available for development within 5 years. The site is in control of a housebuilder.

District Plan: Site Selection - Housing

9. Access	**Neutral**	Site approach would require improvements to accommodate further development, which could be achieved.

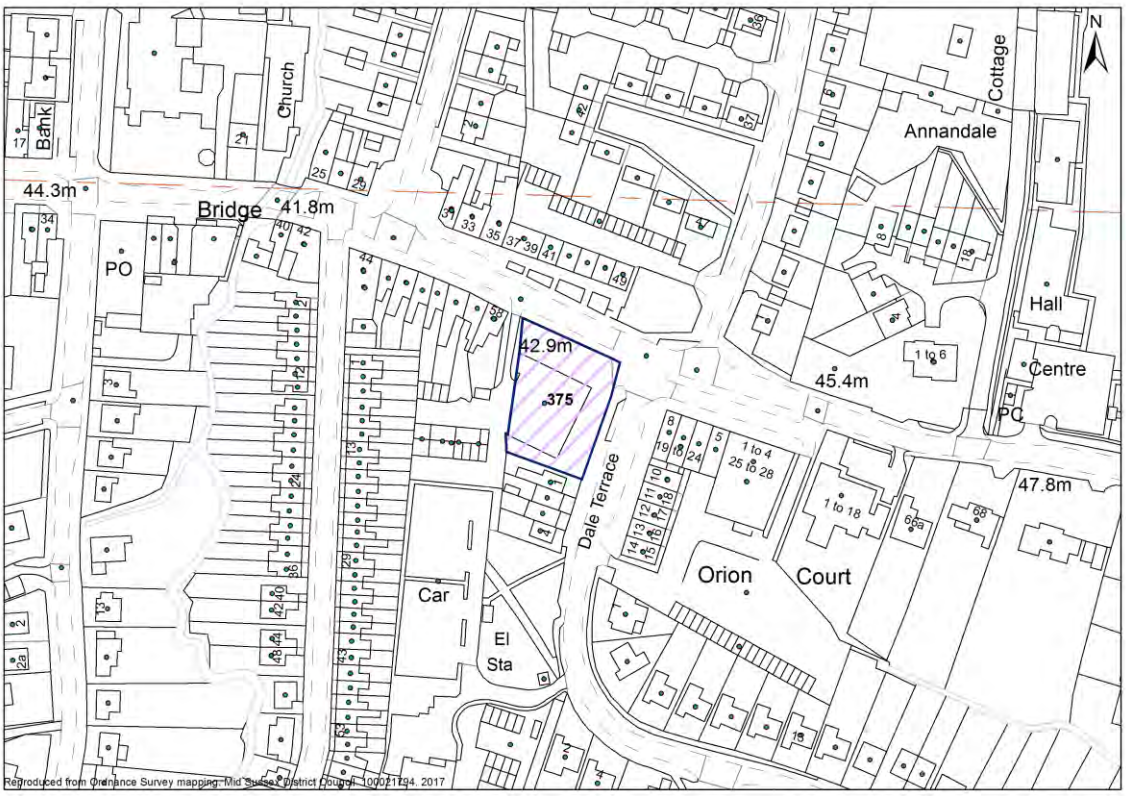
Part 3 - Sustainability / Access to Services

10. Bus Service	Good	Access to Public Transport and/or frequency of Public Transport in this location is good
10. Train Service	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	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	Neutral	Approximately half the site is covered by an Archaeological Notification Area. 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

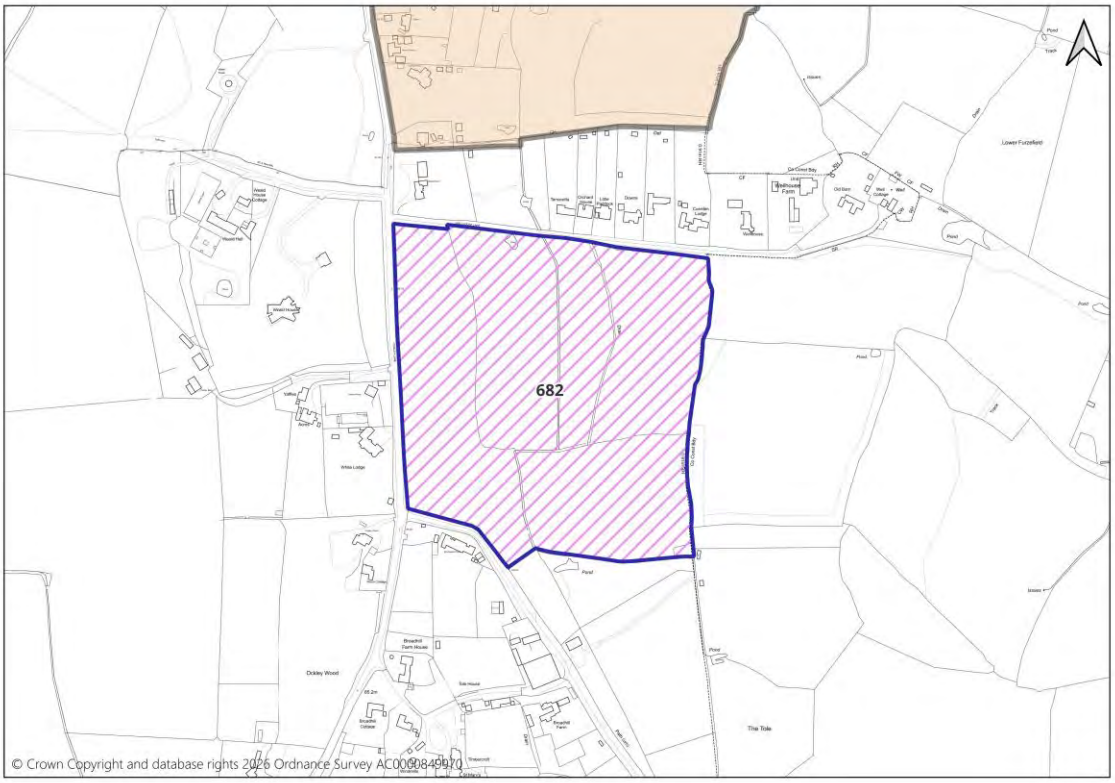
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Hassocks

ID	682	Ockley Lane and Wellhouse Lane, Hassocks



Site Details

Units:	250	Site Area (ha):	7.83

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

District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

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	Negative	The site is not affected by Ancient Woodland. Part of northern boundary adjacent to non-confirmed Tree Preservative Order Group. Presence of trees along boundary and through site which may impact on developable area and are likely to affect ability to provide access. Approximately 50% of site covered by trees with some loss necessary to gain access through 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	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	Suitable access does not exist but could be achieved through land

		within same ownership. Shared access to the east unlikely to be suitable for size of development.

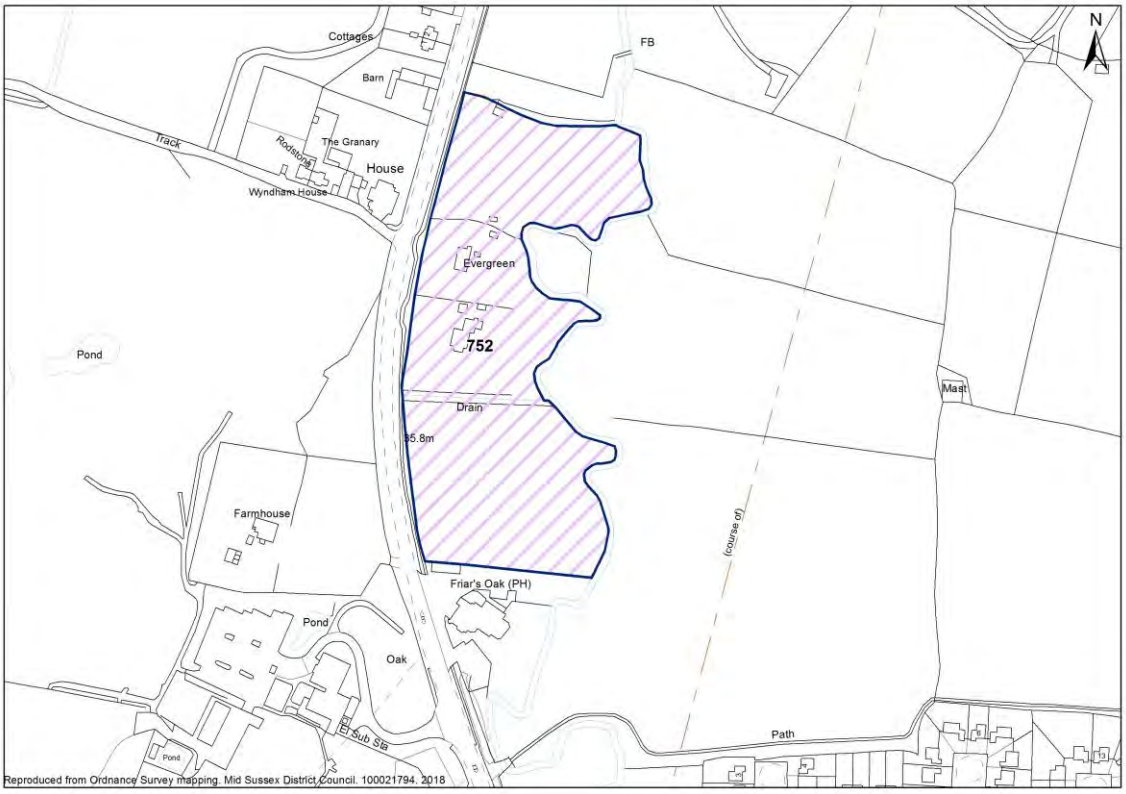
Part 3 - Sustainability / Access to Services

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**	
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

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	Negative	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	Very Positive	The site will become available for development during the plan period. Developer involved.
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	

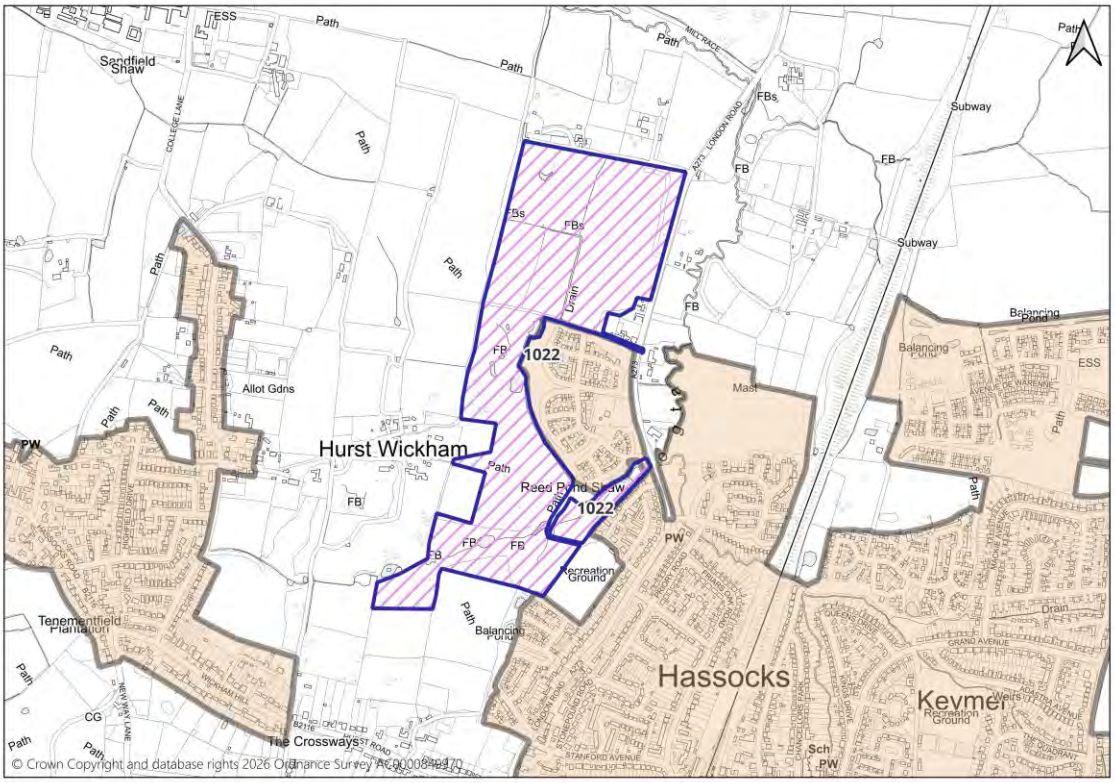
District Plan: Site Selection - Housing

10. Public Transport	**Positive**	
11. Main Service Centre	**Neutral**	Within 20 minutes walk / 30 minutes public transport
12. Primary School	**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 1022 **Former Hassocks Golf Club, London Road, Hassocks**



Site Details

Units: 300 **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**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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	**Negative**	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**	

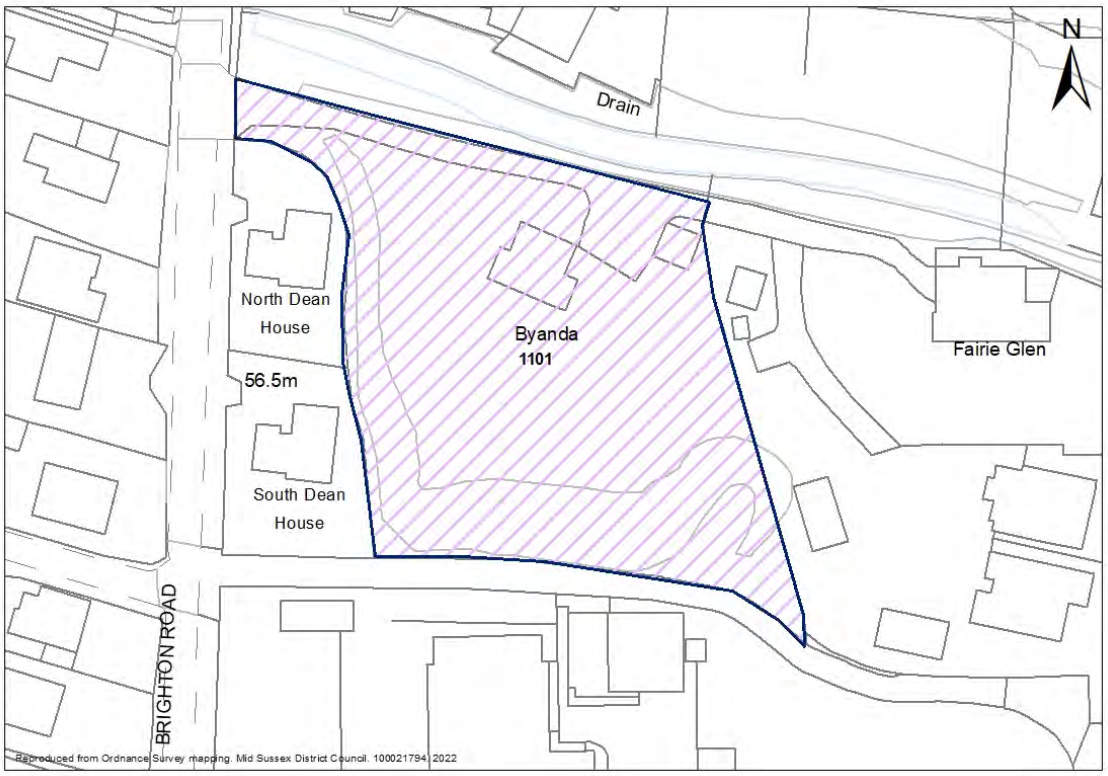
District Plan: Site Selection - Housing

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	**Neutral**	Within 20 minutes walk

District Plan: Site Selection - Housing

Hassocks

ID	1101	Land at Byanda, Brighton Road



Site Details

Units:	0	Site Area (ha):	0.4

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	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	Accss 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

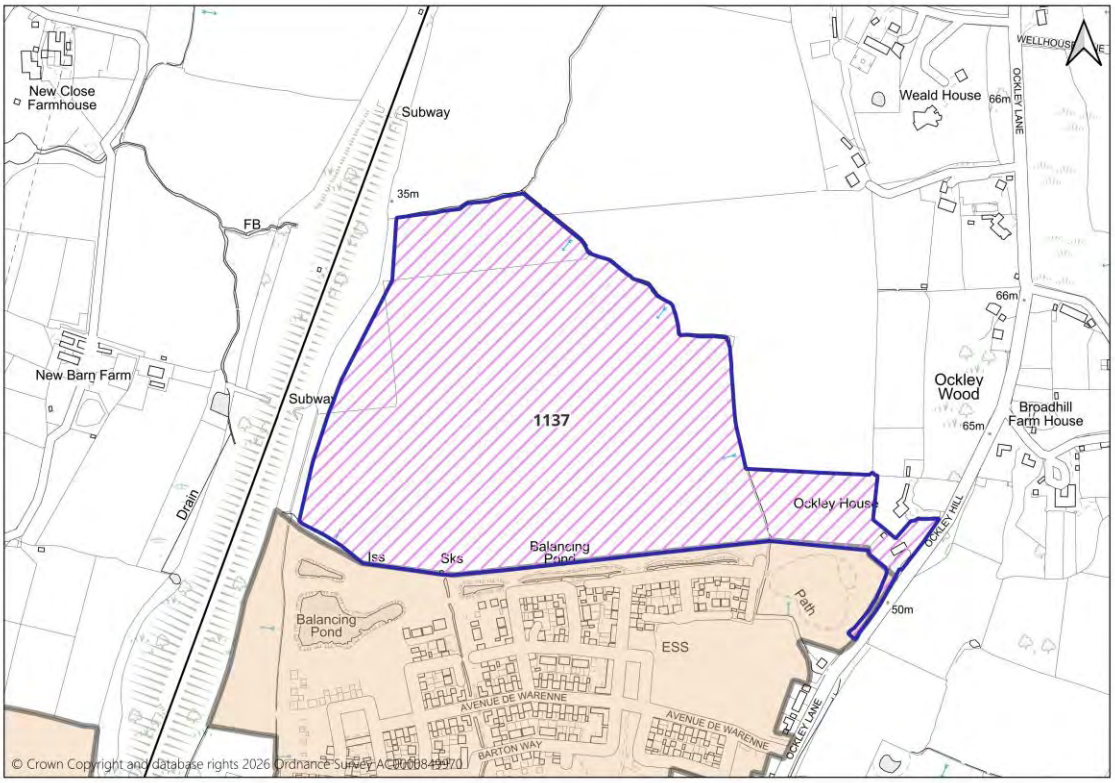
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Hassocks

ID 1137 **Land west of Ockley Lane**



Site Details

Units: 250 **Site Area (ha):** 36.9

Part 1 - Planning Constraints

1. Landscape	**Negative**	Land is between Hassocks and Burgess Hill Built Up Area Boundary - Low Capacity to accommodate development based on landscape evidence(LUC).
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
3. Trees	**Neutral**	Trees subject to planning conditions along Ockley Hill Road. Site is adjacent to Ockley Wood Ancient Woodland
4. Biodiversity	**Positive**	Site not within or adjacent to a 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 near the site/likely no harm
7. Archaeology	**Neutral**	Adjacent to an Archealogical Notification Area

Part 2 - Deliverability Considerations

8. Availability	**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 poor
10. Train Service	Poor	
10. Public Transport	**Negative**	

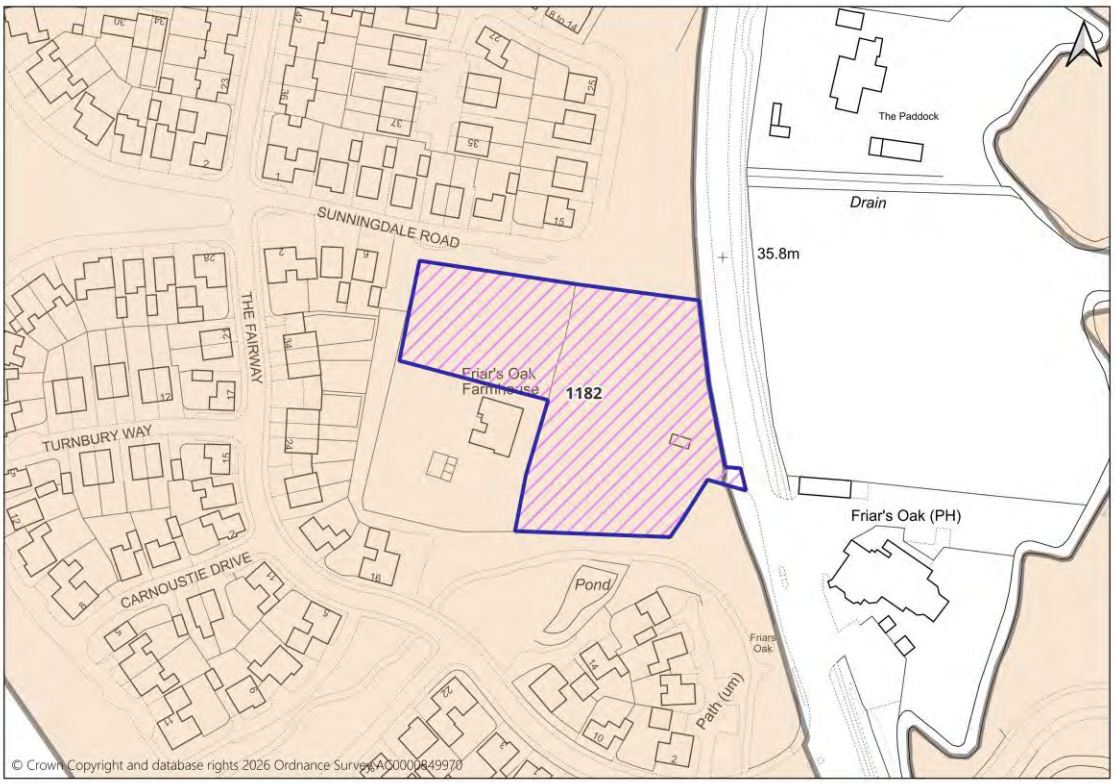
District Plan: Site Selection - Housing

11. Main Service Centre	**Positive**	Over 20 minutes walk/ within 20 minutes by 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

Hassocks

ID	1182	Land at Friars Oak Farmhouse



Site Details

Units:	7	Site Area (ha):	0.56

Part 1 - Planning Constraints

1. Landscape	Negative	Low to low/medium potential for change in landscape terms. However, now surrounded by new development and within BUAB.
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk. (area of risk of surface water flooding in centre of site)
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	Archaeological designation on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site is available for development within 5 years, supported by an option agreement with a housebuilder in place.
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	Fair	
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	**Negative**	Over 20 minutes walk
14. Retail	**Positive**	Within 15 minutes walk

District Plan: Site Selection - Housing

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	**Positive**	The site is not affected by Ancient Woodland. Small Tree Preservation Order (TPO) Group and 2 TPOs adjacent to northern parcel and 1 further TPO adjacent to eastern parcel.
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 of a brick clay quarry in the 19th century, removing any buried archaeology present. Half of the Haywards Road site has been occupied by a modern retail building, involving deeper ground disturbance for building foundations.

Part 2 - Deliverability Considerations

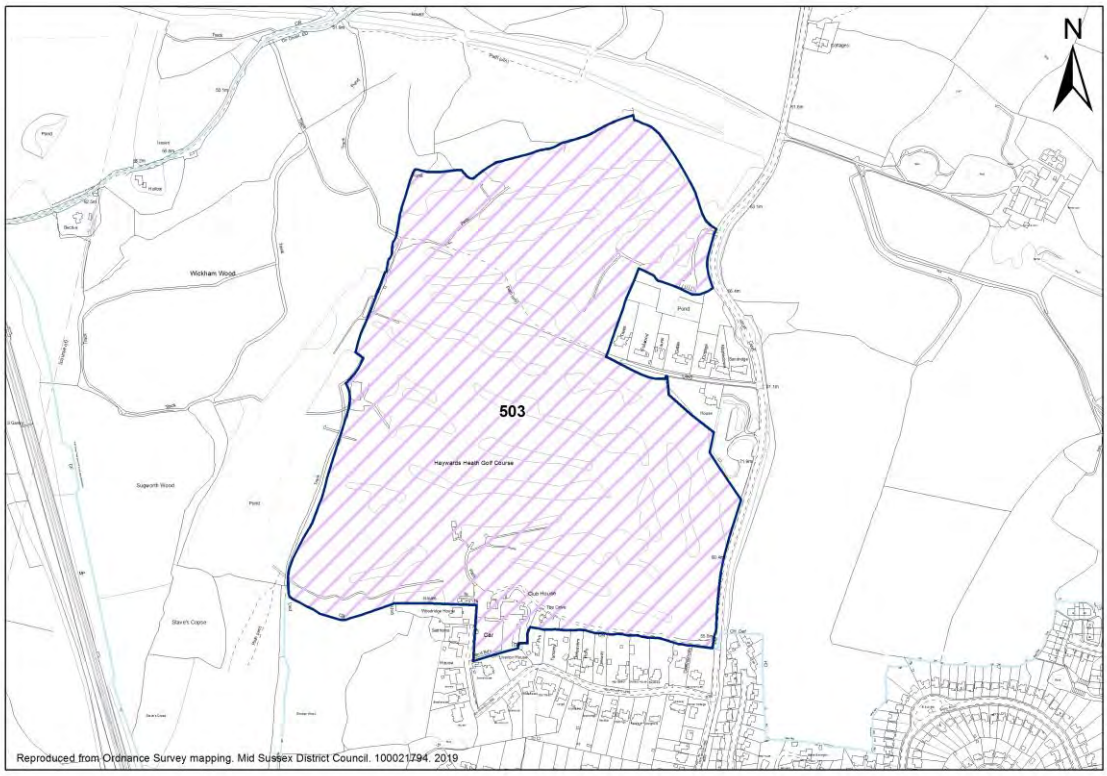
8. Availability	**Positive**	Whilst the site has been promoted for development through the call for sites or other source, there has been no further evidence submitted to demonstrate that the site is developable within the

		Plan period.
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	**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

District Plan: Site Selection - Housing

Haywards Heath

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



Site Details

Units: 630 **Site Area (ha):** 37.6

Part 1 - Planning Constraints

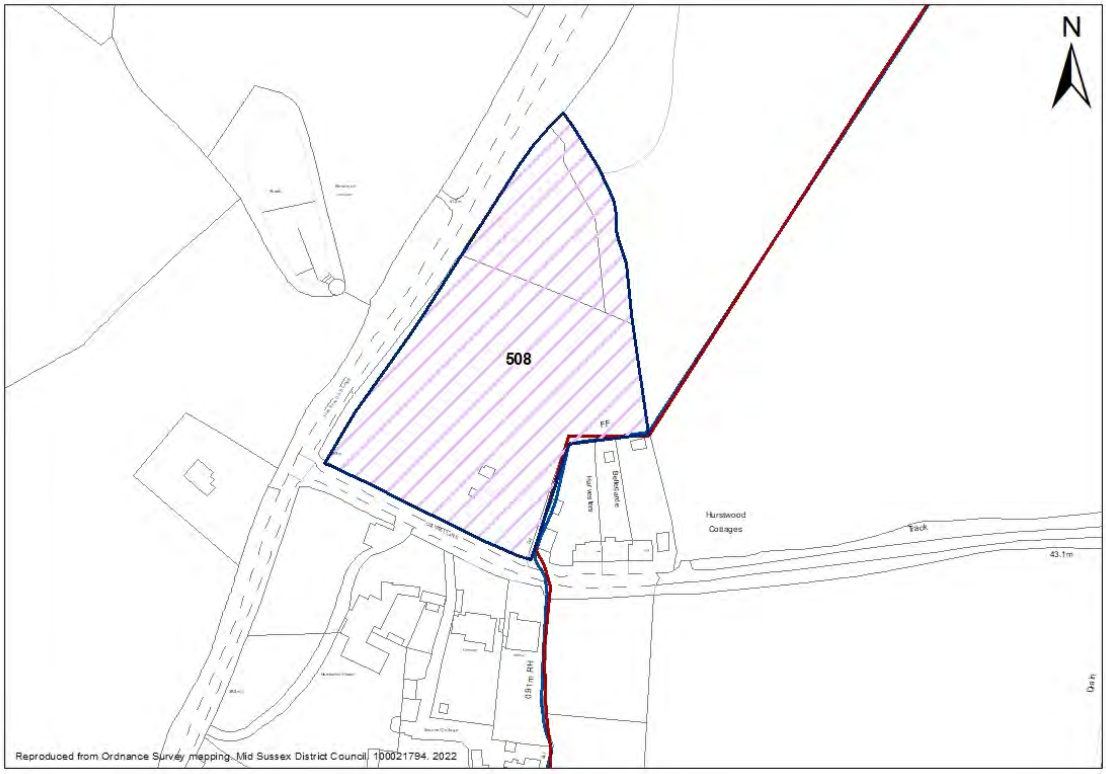
1. Landscape	**Neutral**	Medium potential for change in landscape terms
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**Neutral**	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm, but mitigation can be achieved.
4. Biodiversity	**Negative**	This site is adjacent to Wickham Wood. The Local Wildlife Site (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 Local Wildlife Site. 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**	Archaeological interest: (a) adjoins Iron Age iron working site on the Birchen Lane housing development to the south-east (potential for iron working features within south end of SHELAA site); (b) north end adjoins uncompleted 1860s railway line earthworks (railway construction related features, e.g. workers'

		working camp sites, may sit within SHELAA site. Cut and fill ground levelling on parts of the site during pre-war original golf course landscaping, and re-landscaping after wartime ploughing will probably have disturbed any archaeological levels over a large part of the site, so that preservation of buried archaeological features on the site will be localised.
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, 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	**Positive**	The site is not affected by Ancient Woodland. Presence on trees along 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	**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**	The site is available for development within 5 years. Option agreement in place.
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**	

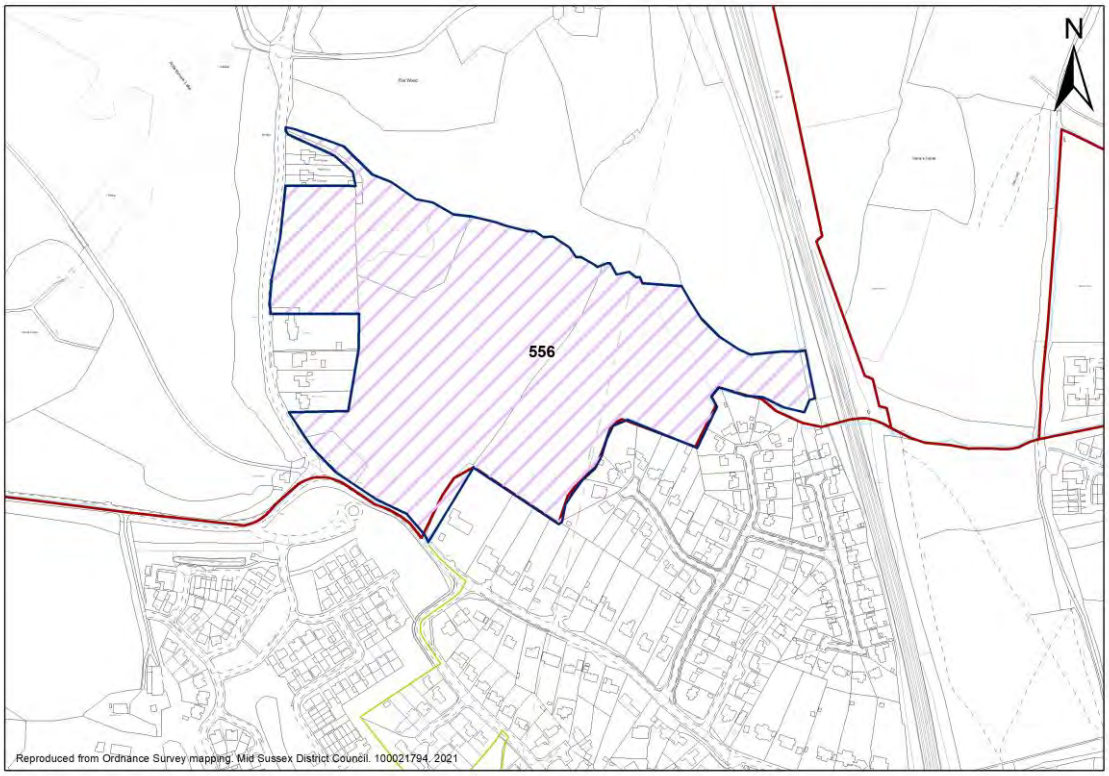
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Haywards Heath

ID	556	Land east of Borde Hill Lane, Haywards Heath



Site Details

Units:	117	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	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm –Low impact. Potential for suitable mitigation.
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. Technical Note submitted to demonstrate how access could be achieved; yet to be confirmed by highways authority.

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	**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

Haywards Heath

ID	673	Land north of Butlers Green Road, Haywards Heath



Site Details

Units:	20	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 Local Wildlife Site we would need to be informed by up to date ecological information that could focus recommendations for improvements to management or extensions to the Local Wildlife Site.
5. Listed Buildings	**Neutral**	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: Less than Substantial Harm, 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**	The site is available for development within 5 years. Site is owned by housebuilder.
9. Access	**Positive**	Site access exists and minor improvements are required to provide a suitable and safe site approach.

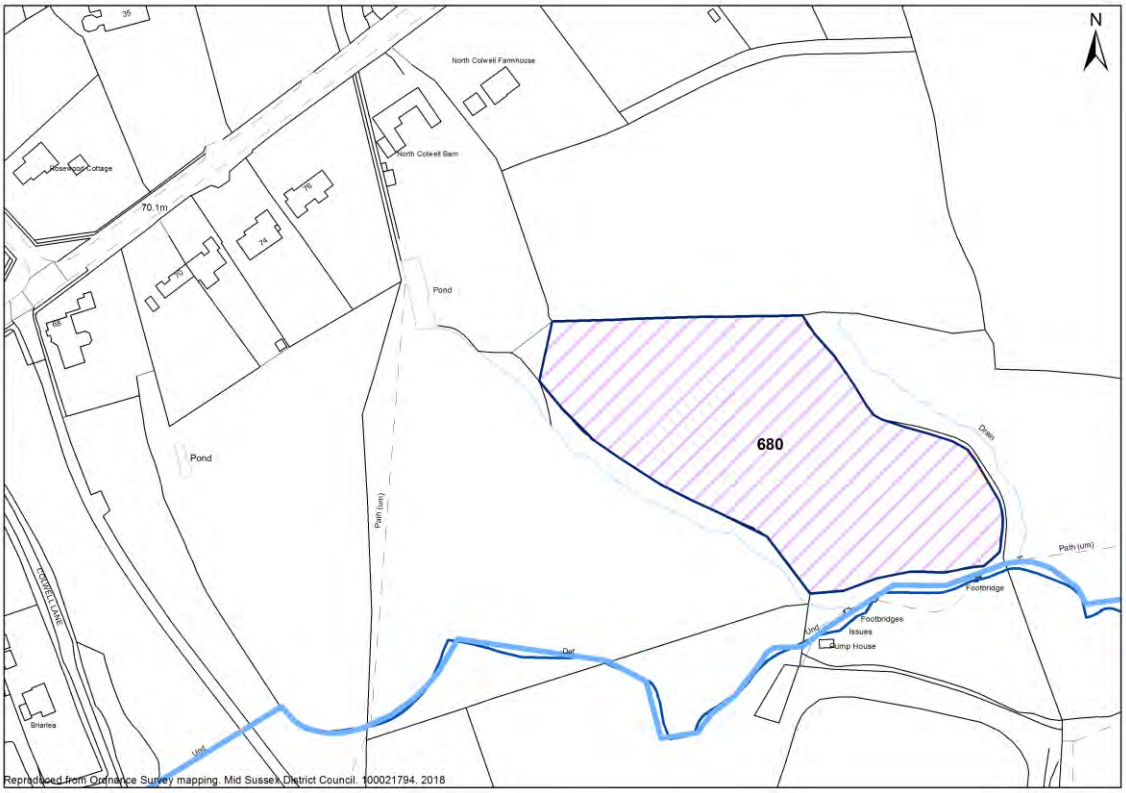
Part 3 - Sustainability / Access to Services

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 / 20 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	680	Field rear of North Colwell Barn, Lewes Road, Haywards Heath



Site Details

Units:	9	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. Ancient Woodland to the east of site, 15m buffer within site, and Tree Preservation Order Group adjacent to western boundary. Development will be required to avoid buffer.
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 Public Rights Of Way 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 Conservation Area which makes a positive contribution to its character and appearance. NPPF: Less than Substantial Harm, 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	**Negative**	Site is detached from main highway, as such there is no current access identified. Whilst access could be gained from adjoining land which is in the same ownership, this has not been demonstrated. It is likely to be dependant on surrounding land being allocated in order to achieve a suitable access and provide pedestrian/highways connectivity.

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

District Plan: Site Selection - Housing

Haywards Heath

ID 842 **Land adjacent to Great Haywards, Amberly Close, Haywards Heath**



Site Details

Units: 5 **Site Area (ha):** 0.31

Part 1 - Planning Constraints

1. 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	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along boundary
4. Biodiversity	**Neutral**	This site is nearby to Catt's Wood complex and meadow's. It appears that the closest portion of the Local Wildlife Site to the SHELAA has been destroyed by development, therefore it is vital the remaining Local Wildlife Site is retained and protected. Consideration to the following: impacts of disturbance of the Local Wildlife Site 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: Less than Substantial Harm, 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	**Positive**	Site is in control of a housebuilder.
9. Access	**Positive**	Safe access is not available but potential exists to easily gain access

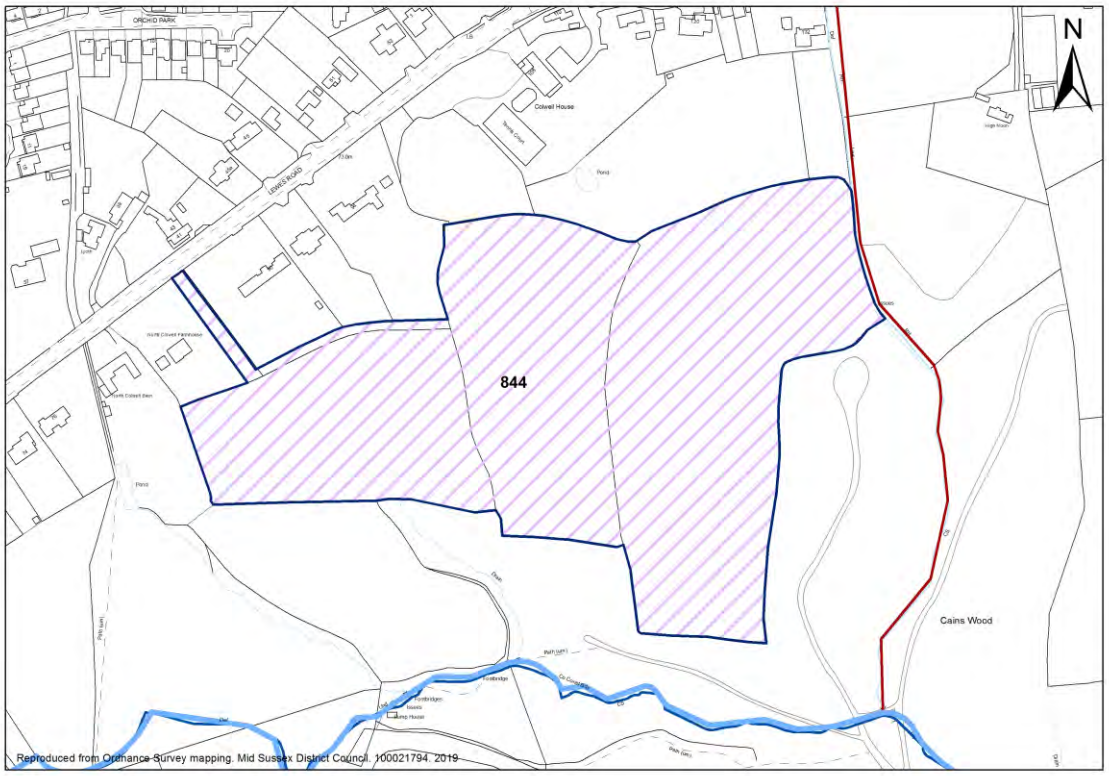
Part 3 - Sustainability / Access to Services

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

District Plan: Site Selection - Housing

Haywards Heath

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



Site Details

Units:	80	Site Area (ha):	6.3

Part 1 - Planning Constraints

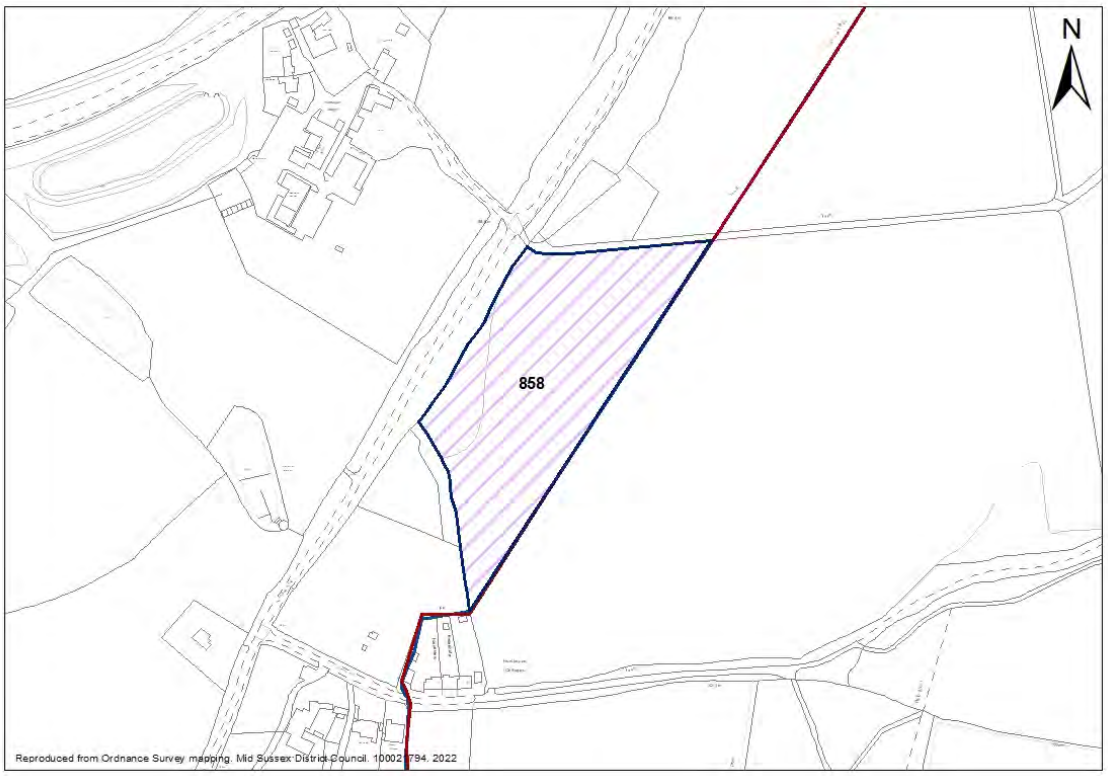
1. Landscape	**Negative**	Low to low/medium potential for change in landscape terms
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**Neutral**	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Existing trees should be retained. 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: Less than Substantial Harm, LOW-MID. Potential for suitable mitigation.
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: Less than Substanital Harm, MID. Potential for suitable mitigation.
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, over 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	858	Land at Hurstwood Lane, Haywards Heath



Site Details

Units:	36	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	Positive	The site is not affected by Ancient Woodland. Presence of trees along 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	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	

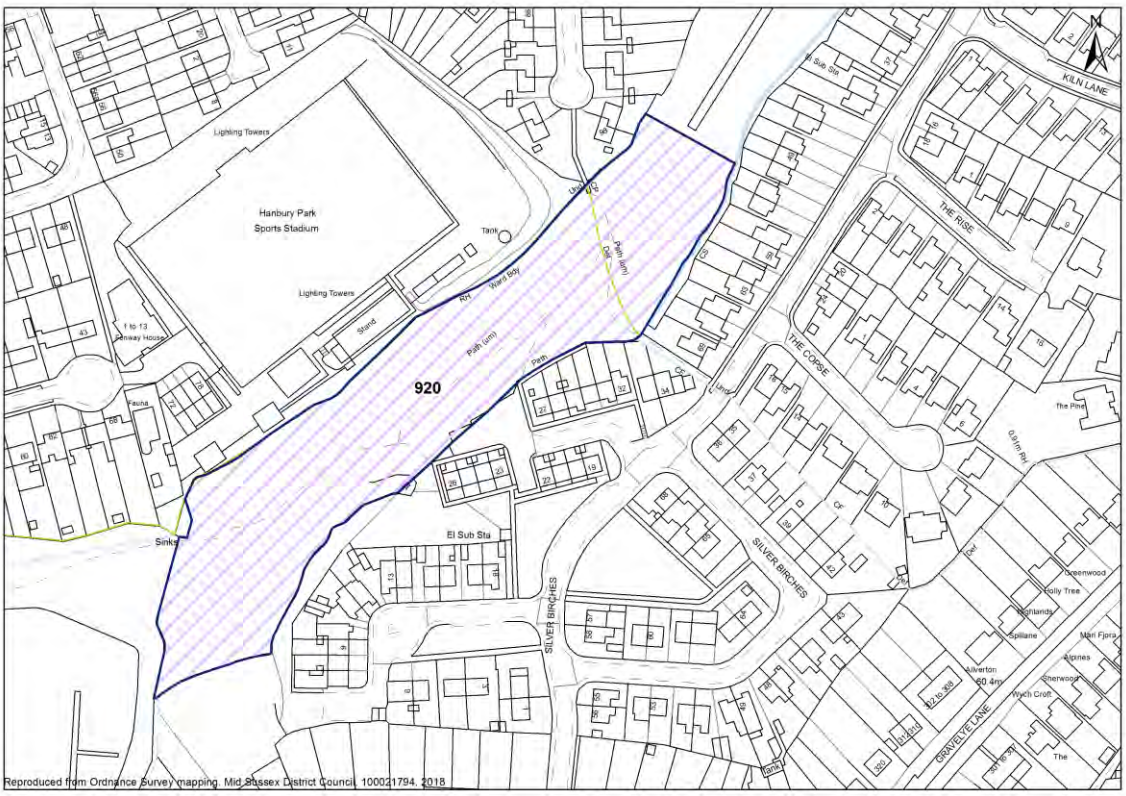
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Haywards Heath

ID	920	Land at Silver Birches, Haywards Heath



Site Details

Units:	9	Site Area (ha):	1.35

Part 1 - Planning Constraints

1. Landscape	Very Positive	Site within urban area. 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	Neutral	Group of trees in north eastern part of site. Protected tree on eastern boundary.
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	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	

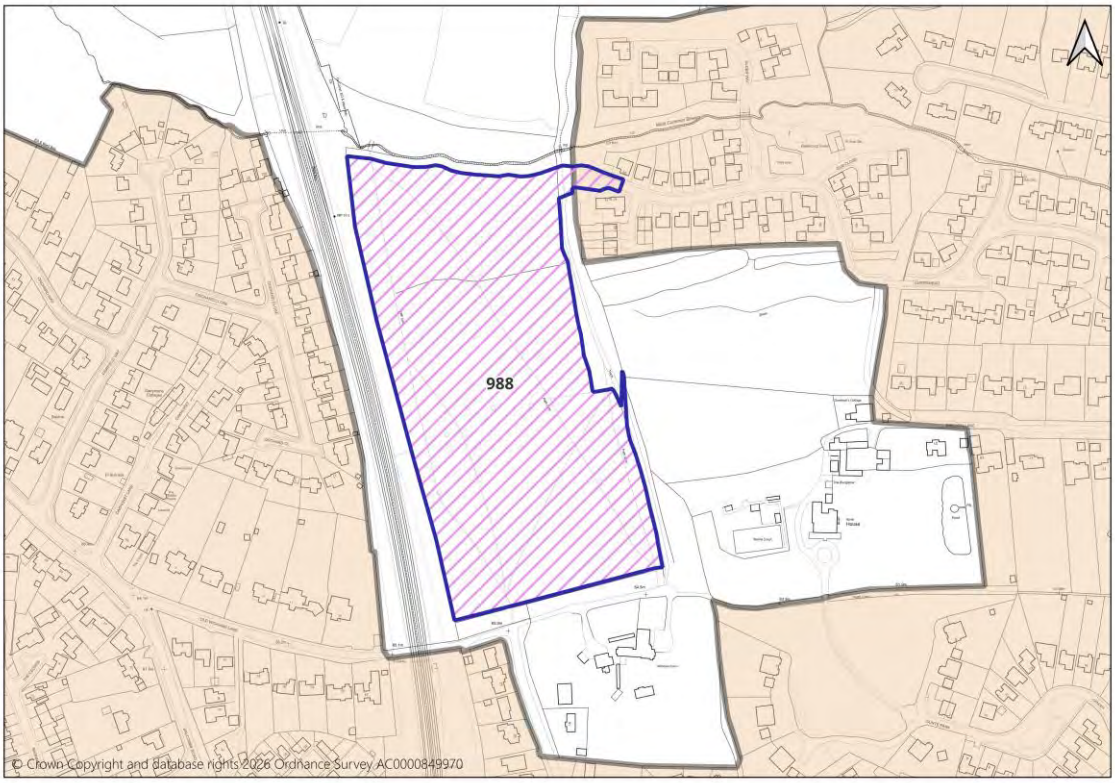
District Plan: Site Selection - Housing

10. Public Transport	**Neutral**	
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

District Plan: Site Selection - Housing

Haywards Heath

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



Site Details

Units:	49	Site Area (ha):	4.53

Part 1 - Planning Constraints

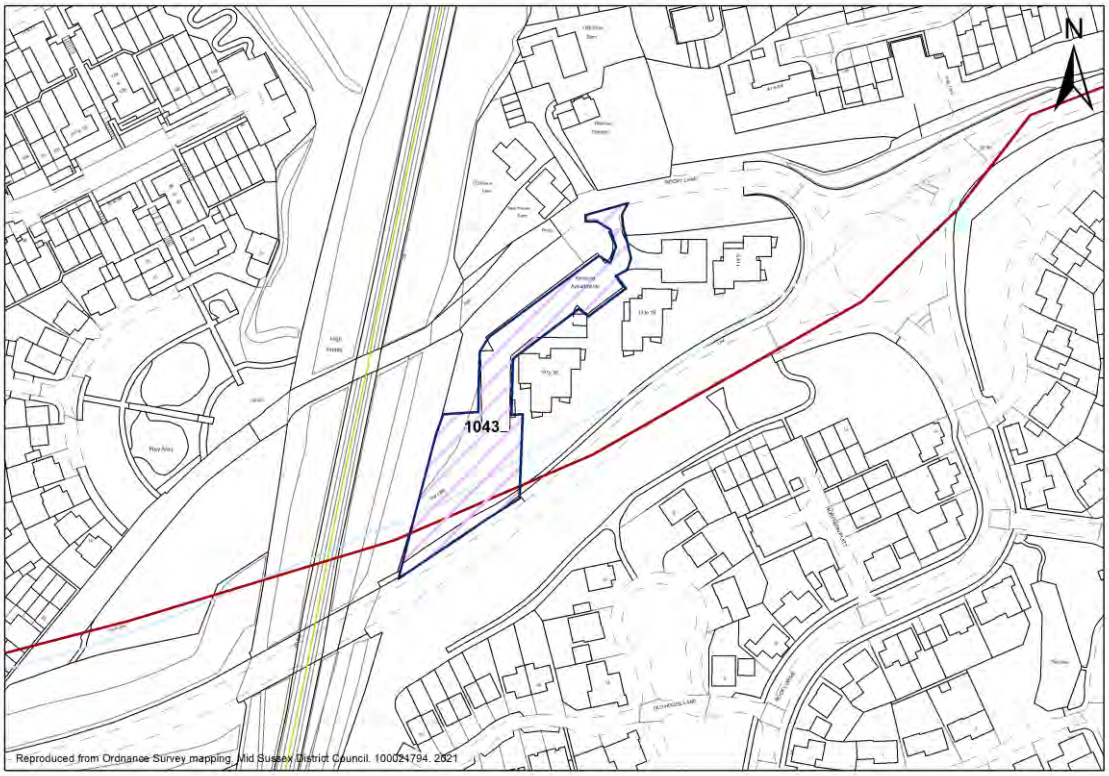
1. Landscape	**Positive**	The site is large, undeveloped and slopes downwards from south to north. Its openness provides a natural backdrop to existing development to the east and south as well as existing development over the railway line to the west. However, the site is well screened in all directions 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. Tree Preservation Order Group and several individual Tree Preservation Orders along entire southern boundary.
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 – but potential for suitable mitigation. Sunte House is a Grade II* 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 Public Rights Of Ways running along the eastern and southern boundaries of the site would be severe.Wickham Farm is Grade II* listed building dating from 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 Public Rights Of Ways running along the eastern and southern boundaries of the site. Less than Substantial Harm - 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: requires Desk-Based Assessment (including Digital Terrain Modelling (DTM) LiDAR images), Walkover survey, Geophysical Survey, archaeological and
Part 2 - Deliverability Considerations		
8. Availability	**Very Positive**	Site promoted to Site Allocations DPD regulation 18 consultation. The site has an option agreement with a housebuilder.
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	**Negative**	Over 20 minutes walk, within 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	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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	Negative	Over 20 minutes walk

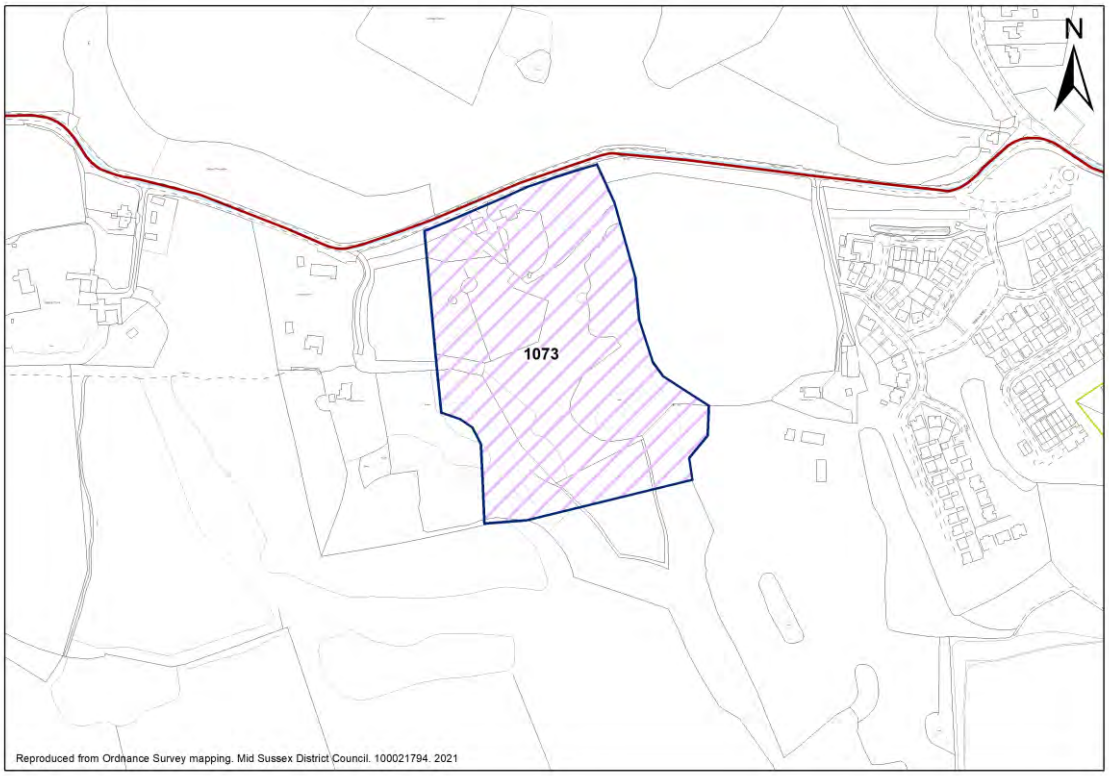
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Haywards Heath

ID	1073	Land to east of Gravelye 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	The site lies entirely within Flood Zone 1, the area of lowest fluvial
3. Trees	Negative	Approximately 56% of the site is Ancient Woodland and/or Tree Preservation Order Group designations. Other trees link east and west parcels of ancient woodland and dotted through site.
4. Biodiversity	Negative	Significant parts of site covered by 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	Neutral	No impact on archaeological asset

Part 2 - Deliverability Considerations

8. Availability	Positive	The site will become available for development during the plan period. No housebuilder on board.
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 good
10. Train Service	Fair	
10. Public Transport	Positive	

District Plan: Site Selection - Housing

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	**Negative**	Over 20 minutes walk

District Plan: Site Selection - Housing

Haywards Heath

ID 1121 **Orchards Shopping Centre**



Site Details

Units: 100 **Site Area (ha):** 1.99

Part 1 - Planning Constraints

1. Landscape	**Very Positive**	Within urban area. 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	**Positive**	Tree Preservation Order along eastern 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	**Very Positive**	There are no conservation area 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, no housebuilder on board.
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 good
10. Train Service	Good	
10. Public Transport	**Positive**	

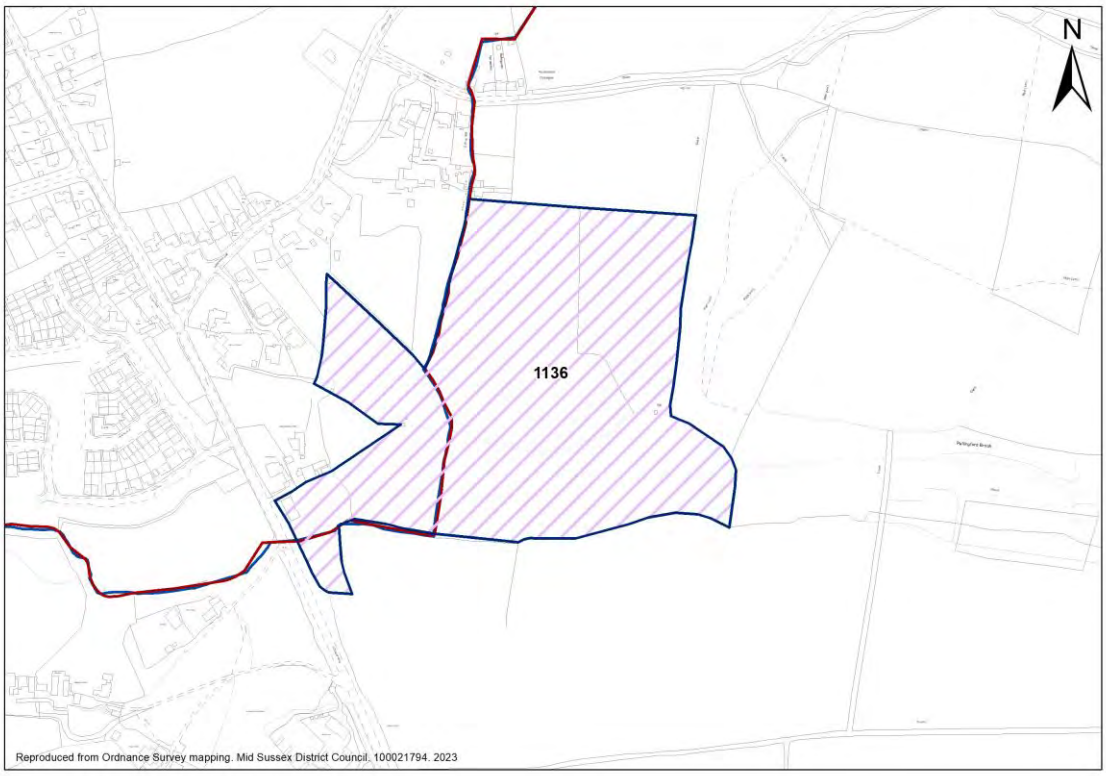
District Plan: Site Selection - Housing

11. Main Service Centre	**Very Positive**	Within 10 minutes walk
12. Primary School	**Very Positive**	Within 10 minutes walk
13. Health	**Very Positive**	Within 10 minutes walk
14. Retail	**Very Positive**	Within 10 minutes walk/ Expected to be provided on-site

District Plan: Site Selection - Housing

Haywards Heath

ID 1136 **Land at Lunce's Hill, Fox Hill**



Site Details

Units: 14 **Site Area (ha):** 1.9

Part 1 - Planning Constraints

1. Landscape	**Negative**	Low/Medium potential in landscape terms.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
3. Trees	**Neutral**	Site is within a 15m buffer from an area of Ancient Woodland (within Lewes DC).
4. Biodiversity	**Very Positive**	Site is not adjacent to a SSSI/Local Wildlife Site/LNR
5. Listed Buildings	**Neutral**	Listed buildings are present on/within proximity of the site, Less than substantial harm – but potential for suitable mitigation. Grade II Cleavewater adjacent to the site. Cleavewater (formerly Clevewater's Farm) is a Grade II listed former farmhouse dating from the 16th century or earlier. There is a surviving historic barn to the south of the house which is within the application site. An assessment would need to be made as to whether this would be regarded as curtilage listed, for which further information would be required. If not curtilage listed, it would certainly be regarded as an NDHA. Clevewater's Farm is recorded in the West Sussex Historic Farmsteads and Landscape Character assessment as a historic farmstead of the postmedieval period. The impact on the farmstead, which should be viewed as cumulative with the existing and approved new residential developments to the opposite side of the road, will be to surround it almost entirely with suburbia, save one small retained area of open land to the east and north of the house. The current proposal will be particularly harmful in that it appears

		to affect the original farmlands of the farmstead, which were fundamental to its original function and purpose, and continue to inform an understanding of this- this relationship is suggested by both the proximity of the fields concerned and by the pattern of tracks etc. shown by historical map regression, but could be confirmed by a study of the historical ownership or tenancy of the site as part of a detailed heritage statement. Less than substantial Harm – High. The Old Cottage and Roger's Farmhouse, both Grade II listed buildings, are on the opposite side of the road. Both are considered likely to possess historical illustrative value as a good example of a rural Sussex cottage of its period. The surviving rural setting of the listed buildings would be considered to make a strong positive contribution to their special interests and the manner in which these are appreciated. The proposed development site forms part of the wider rural setting and where it abuts Fox Hill will influence the character of the approach to the listed buildings from the north. LSH: Low- Mid.
6. Conservation Areas	**Very Positive**	There are no conservation areas near the site
7. Archaeology	**Very Positive**	No archaeological designations on/ adjacent to site. No impact on archaeological asset

Part 2 - Deliverability Considerations

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

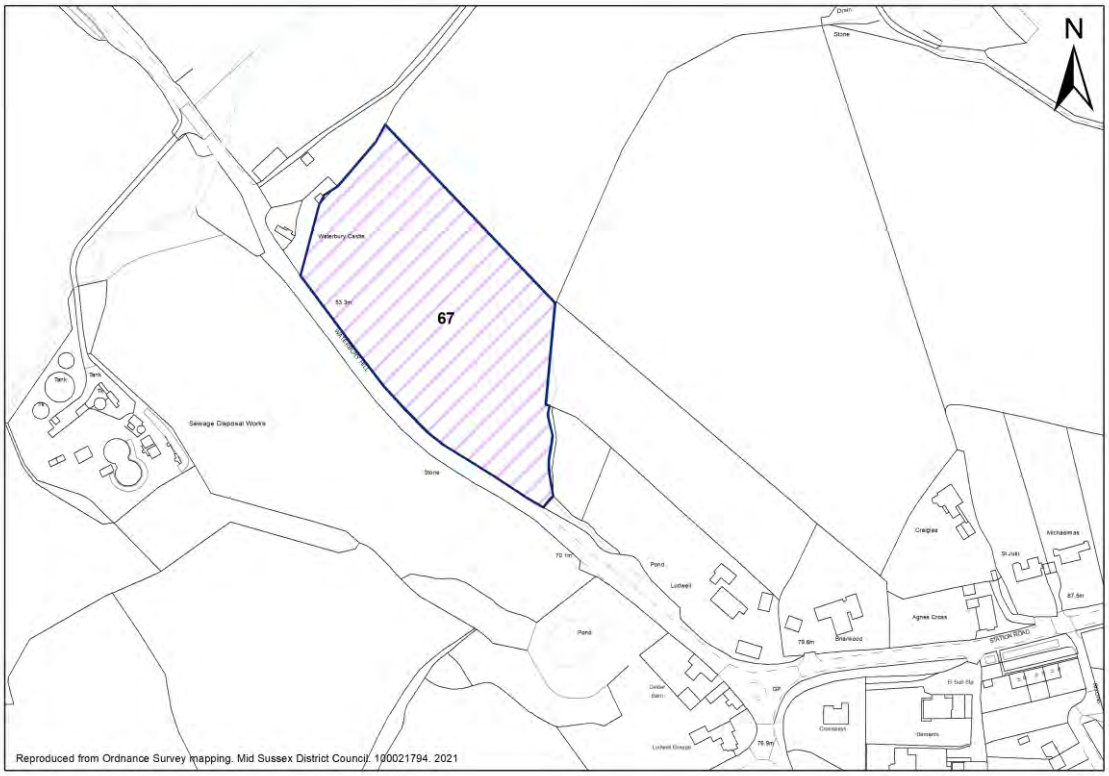
Part 3 - Sustainability / Access to Services

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	**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

District Plan: Site Selection - Housing

Horsted Keynes

ID	67	Castle Field, Cinder Hill Lane, Horsted Keynes



Site Details

Units: 20 **Site Area (ha):** 1.32

Part 1 - Planning Constraints

1. Landscape	**Negative**	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.
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, Less than substantial harm.
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**	The site will become available for development during the plan period
9. Access	**Negative**	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, achievability is uncertain.

Part 3 - Sustainability / Access to Services

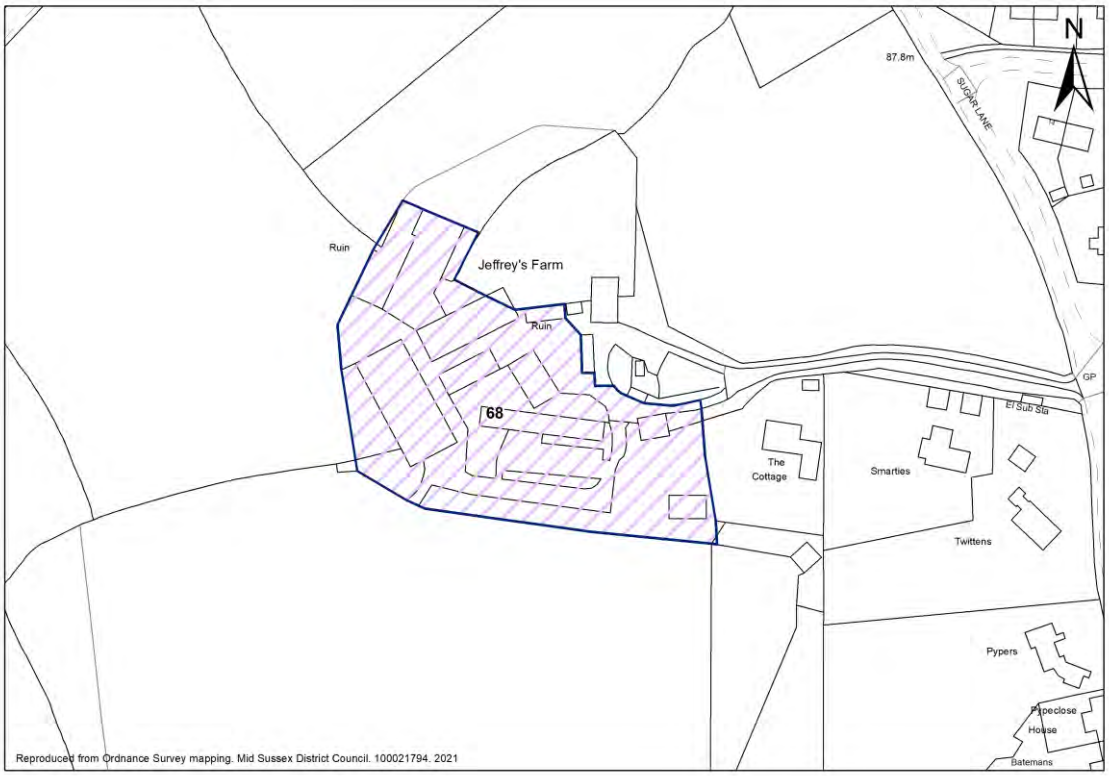
District Plan: Site Selection - Housing

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

Horsted Keynes

ID	68	Farm buildings, Jeffreys Farm, Horsted Keynes



Site Details

Units:	5	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	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along boundary and through 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	**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.

District Plan: Site Selection - Housing

Part 2 - Deliverability Considerations

8. Availability	**Positive**	Site is not in control of house builder.
9. Access	**Neutral**	Site approach would require improvements to accommodate further development, which could be achieved.

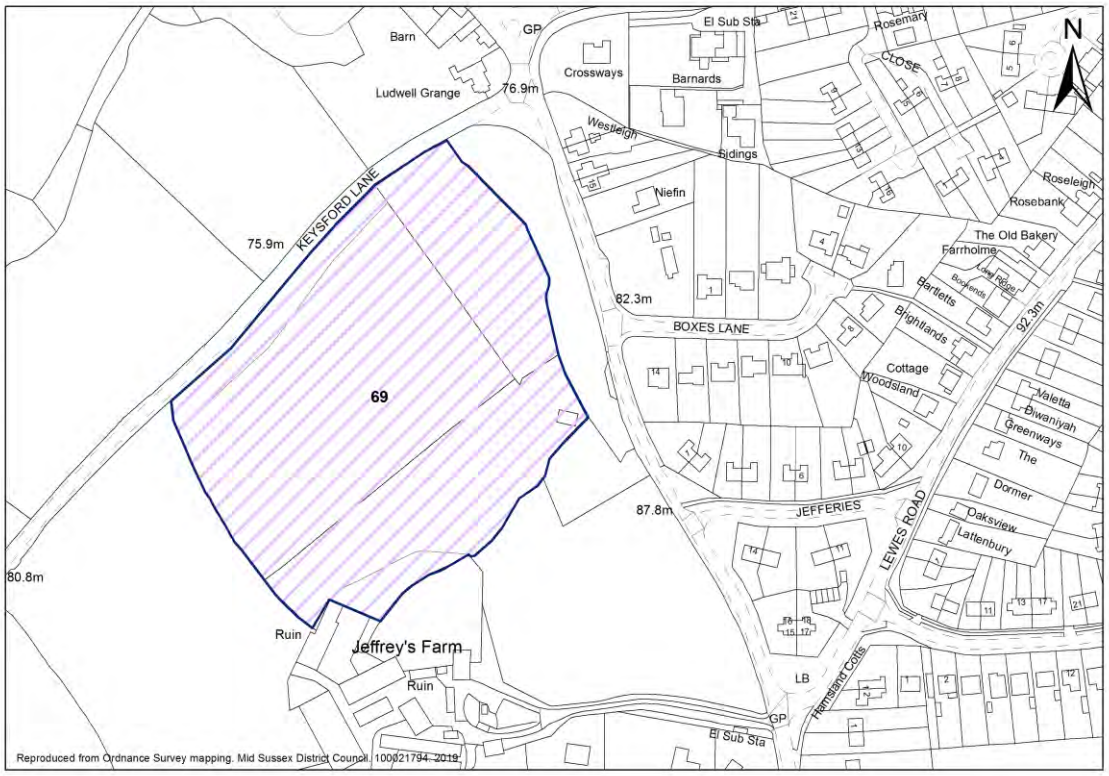
Part 3 - Sustainability / Access to Services

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

District Plan: Site Selection - Housing

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

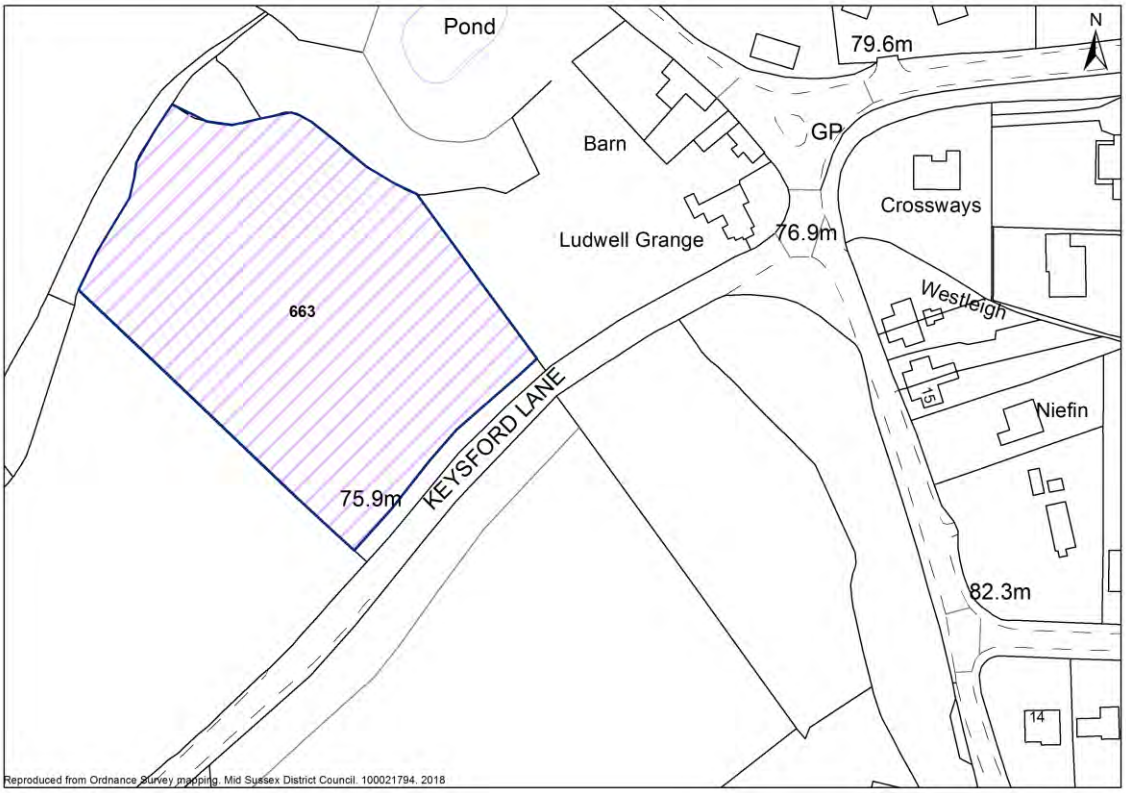
1. Landscape	**Very Negative**	High impact on AONB as development would be out of character with the settlement pattern of Horsted Keynes. Undulating field to the north of the farmyard site. No watercourses mapped. Jeffrey's Farm is a historic farmstead separated from the village by Sugar Lane. The western 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

		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 substaintial harm, mid. Potential for suitable mitigation.
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

District Plan: Site Selection - Housing

Horsted Keynes

ID	663	Field 1, Ludwell Grange, Keysford Lane, Horsted Keynes



Site Details

Units:	11	Site Area (ha):	0.9

Part 1 - Planning Constraints

1. Landscape	Negative	Moderate impact on the AONB.
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	Site not within or adjacent to designated site
5. Listed Buildings	Negative	Listed buildings are present on/within proximity of the site, Less than substantial harm
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	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	Fair	Access to Public Transport and/or frequency of Public Transport in this location is poor
10. Train Service	Poor	
10. Public Transport	Negative	

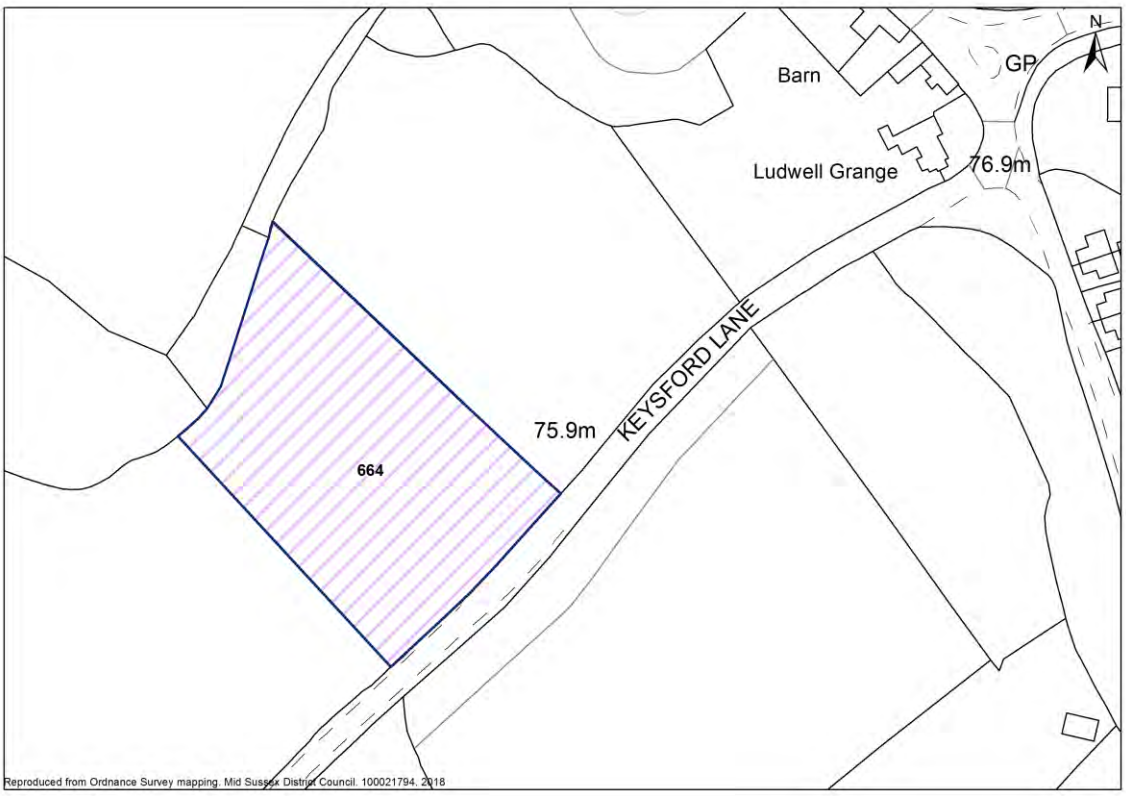
District Plan: Site Selection - Housing

11. Main Service Centre	**Positive**	Within 15 minutes walk / 20 minutes public transport
12. Primary School	**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 664 **Field 2, Ludwell Grange, Keysford Lane, Horsted Keynes**



Site Details

Units: 15 **Site Area (ha):** 0.62

Part 1 - Planning Constraints

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

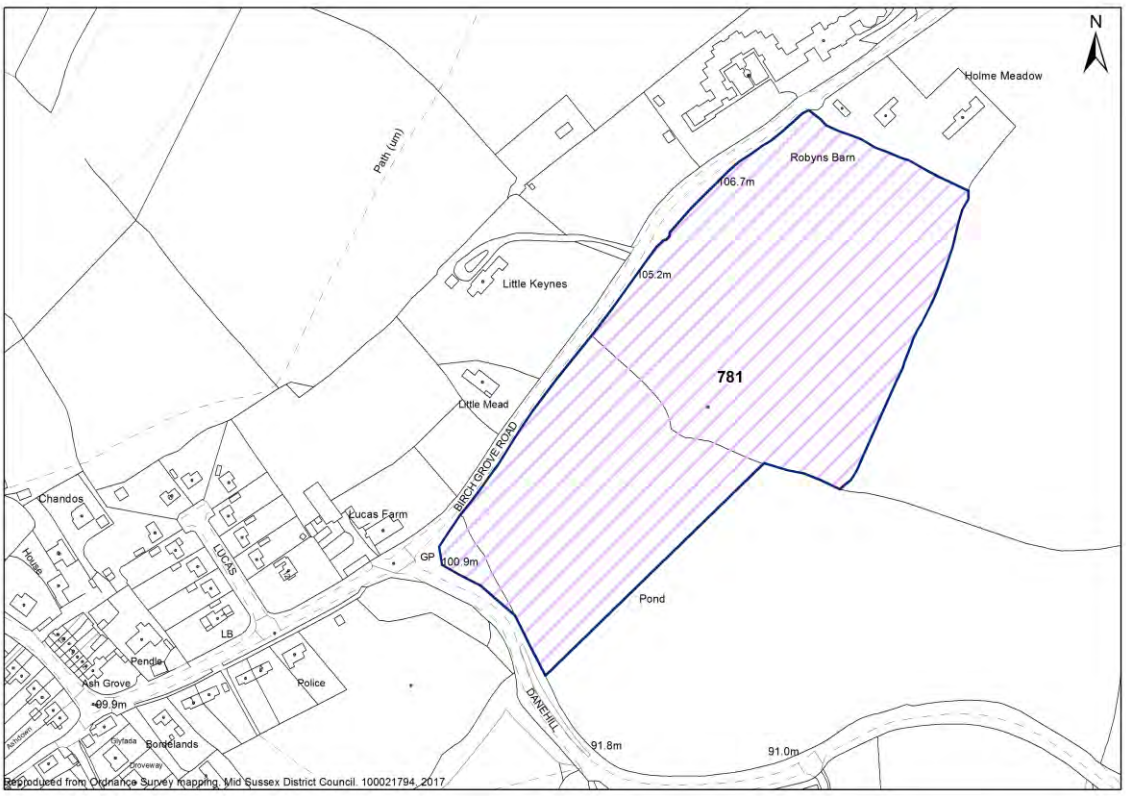
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Horsted Keynes

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



Site Details

Units: 10 **Site Area (ha):** 4.28

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	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along boundary.
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 building across the road from south western corner of site. Less than Substantial Harm: Low. Potential for suitable mitigation.
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 housebuilder.
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	**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 837 **Land at Little Oddyness Farm, Waterbury Hill, Horsted Keynes**



Site Details

Units: 5 **Site Area (ha):** 0.38

Part 1 - Planning Constraints

1. Landscape	**Negative**	Moderate impact on the AONB.
2. Flood Risk	**Neutral**	Site is adjacent to Flood Zone 2/3, potential future flood risk (surface water flooding)
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**	Listed buildings are present on/within proximity of the site, Less than substantial harm.
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**	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

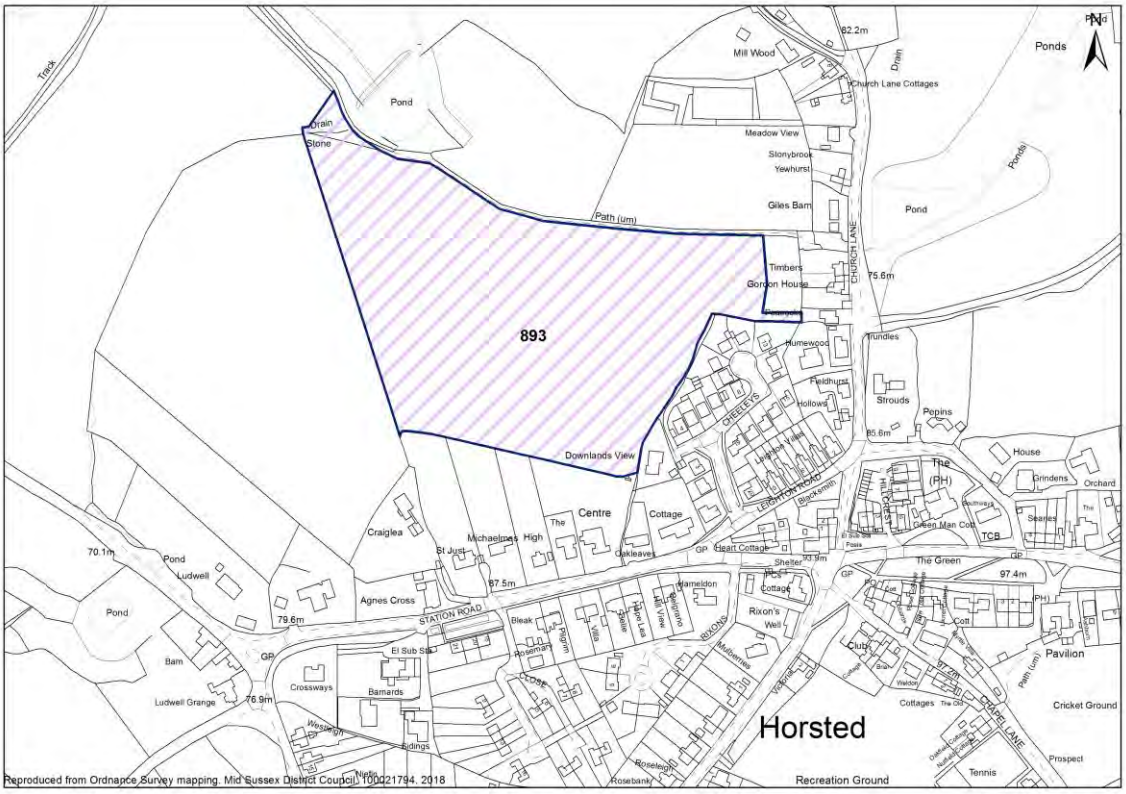
District Plan: Site Selection - Housing

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	**Positive**	Within 15 minutes walk / 20 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

Horsted Keynes

ID	893	Land west of Church Lane, Horsted Keynes



Site Details

Units:	38	Site Area (ha):	4.2

Part 1 - Planning Constraints

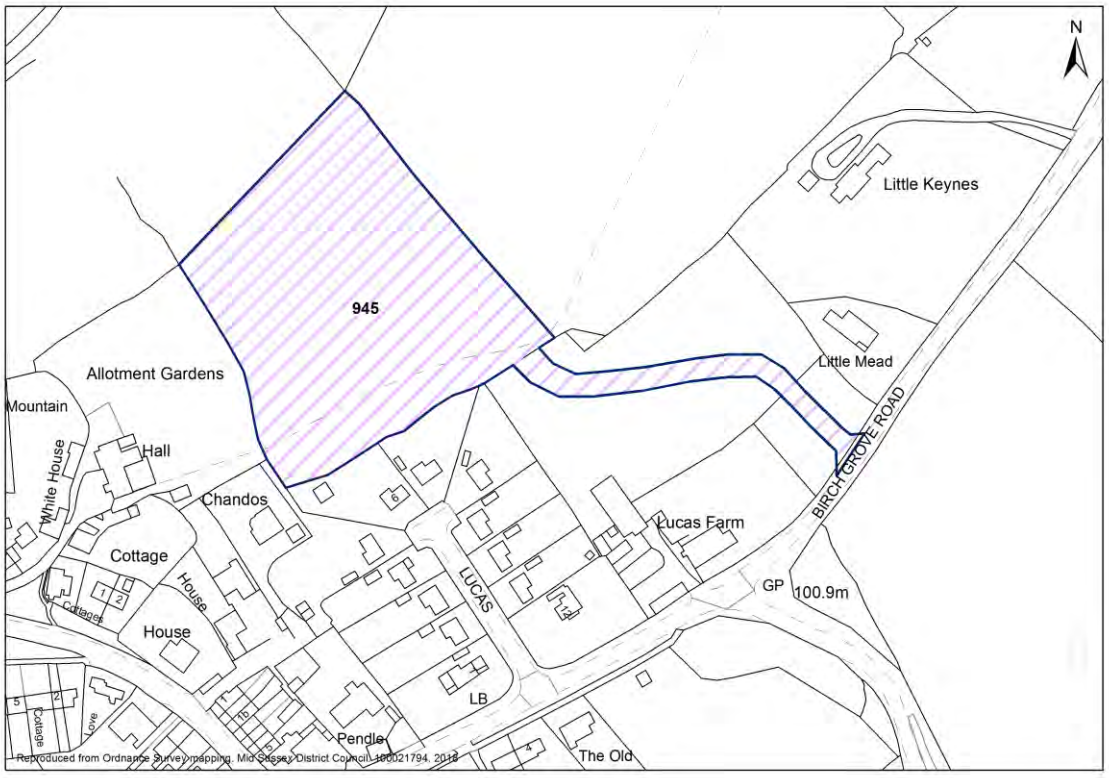
1. Landscape	**Very Negative**	High impact on the AONB due to damage to the settlement pattern of a Saxon village around the Church and a later medieval village around the intersecting routeways and commons to the south. Very steep site sloping down to north boundary. Pond in north-east corner. Part 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 PROWruns 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	**Positive**	The site is not affected by Ancient Woodland. Presence of sporadic trees along boundary.
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 are a number of listed buildings within the vicinity of the site. The views of the surroundings 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 objections to planning application DM/17/4913. LSH - Low
6. Conservation Areas	**Negative**	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. LSH - Low
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

District Plan: Site Selection - Housing

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 Public Rights Of Way. 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 Public Rights Of Way 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 Public Rights Of Way 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	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along boundary
4. Biodiversity	**Very Positive**	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	**Negative**	Access to site may impact on listed building at Lucas Farm. Less than Substantial Harm - Low
6. Conservation Areas	**Negative**	Western boundary of the site is adjacent to Conservation Area.

District Plan: Site Selection - Housing

		Less than Substantial Harm - Low
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. The site will become available for development during the plan period.
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.

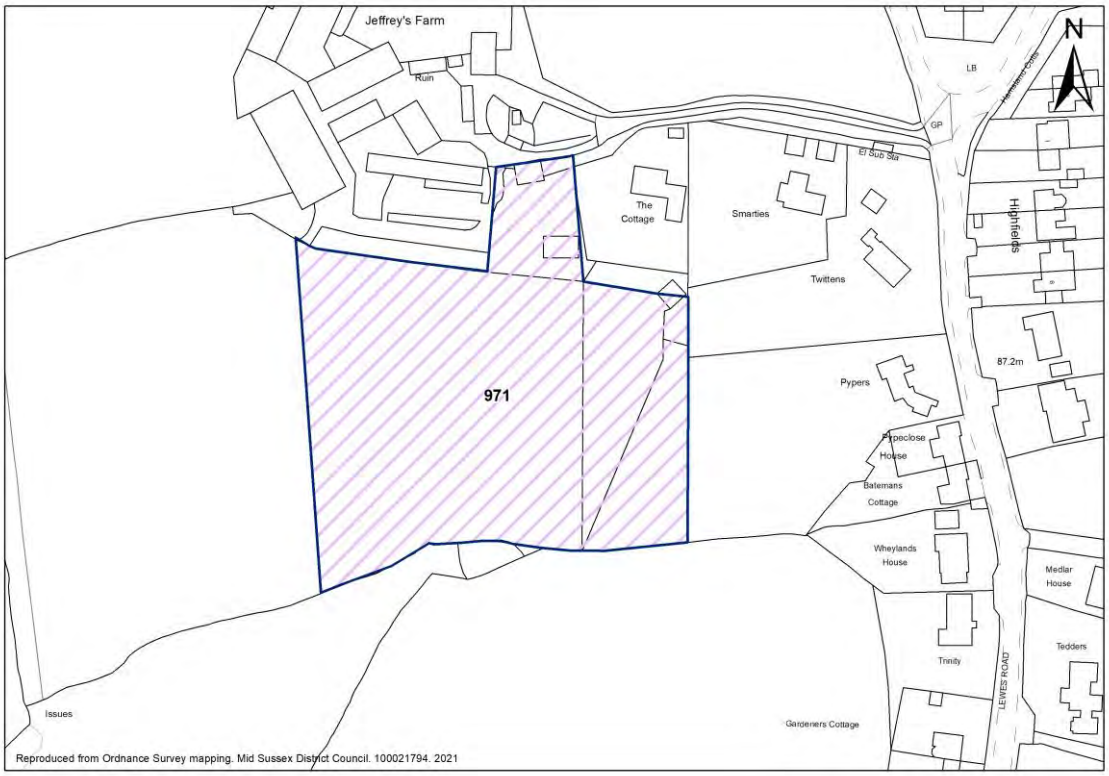
Part 3 - Sustainability / Access to Services

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

District Plan: Site Selection - Housing

Horsted Keynes

ID 971 **Jeffrey's Farm Southern Fields**



Site Details

Units: 20 **Site Area (ha):** 1.06

Part 1 - Planning Constraints

1. 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**	The site will become available for development furing the plan period.
9. Access	**Neutral**	Access via exisitng 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.

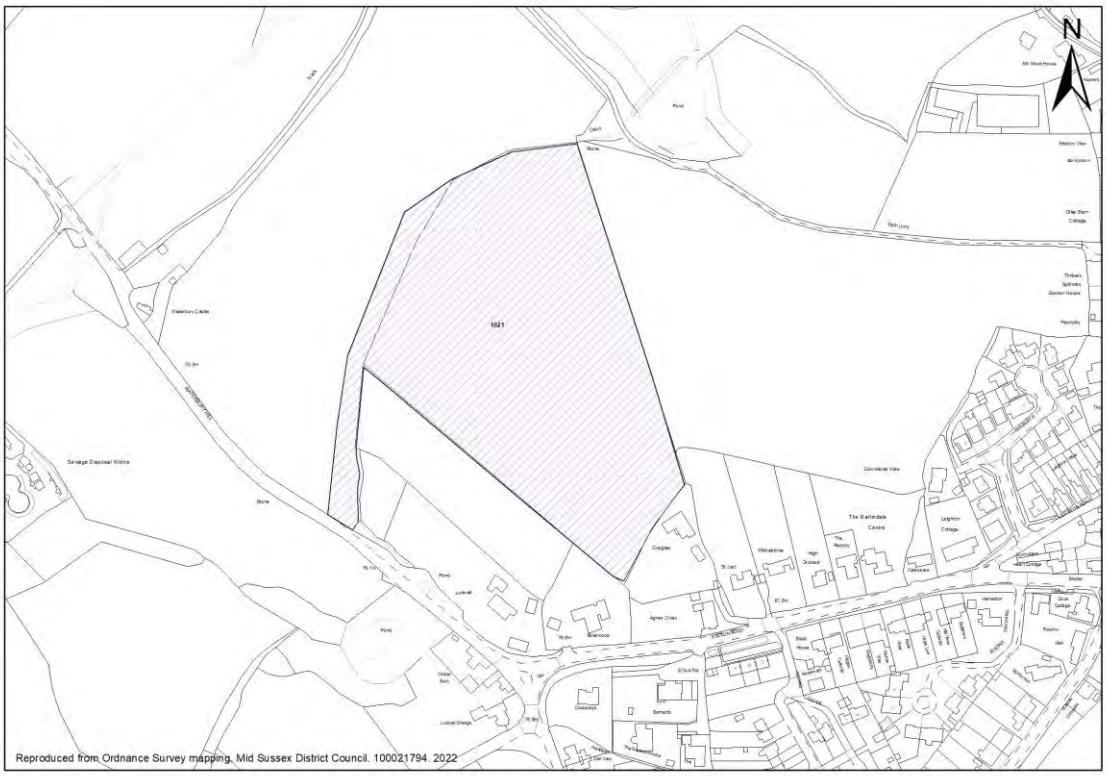
Part 3 - Sustainability / Access to Services

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	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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	Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact
6. Conservation Areas	Negative	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	**Positive**	Within 15 minutes walk
13. Health	**Negative**	Over 20 minutes walk
14. Retail	**Positive**	Within 15 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**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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	

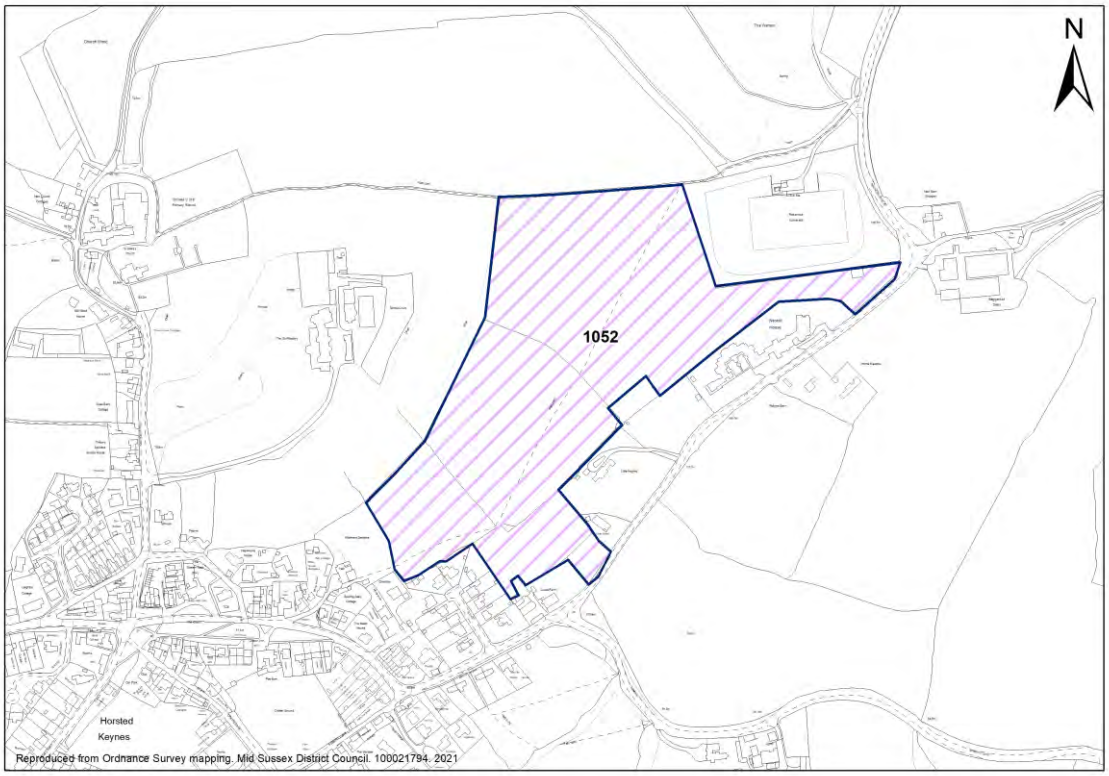
District Plan: Site Selection - Housing

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	**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	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	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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	Listed buildings are present on/within proximity of the site, Less than substantial harm – Medium impact
6. Conservation Areas	Negative	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. No housebuilder on board.
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	

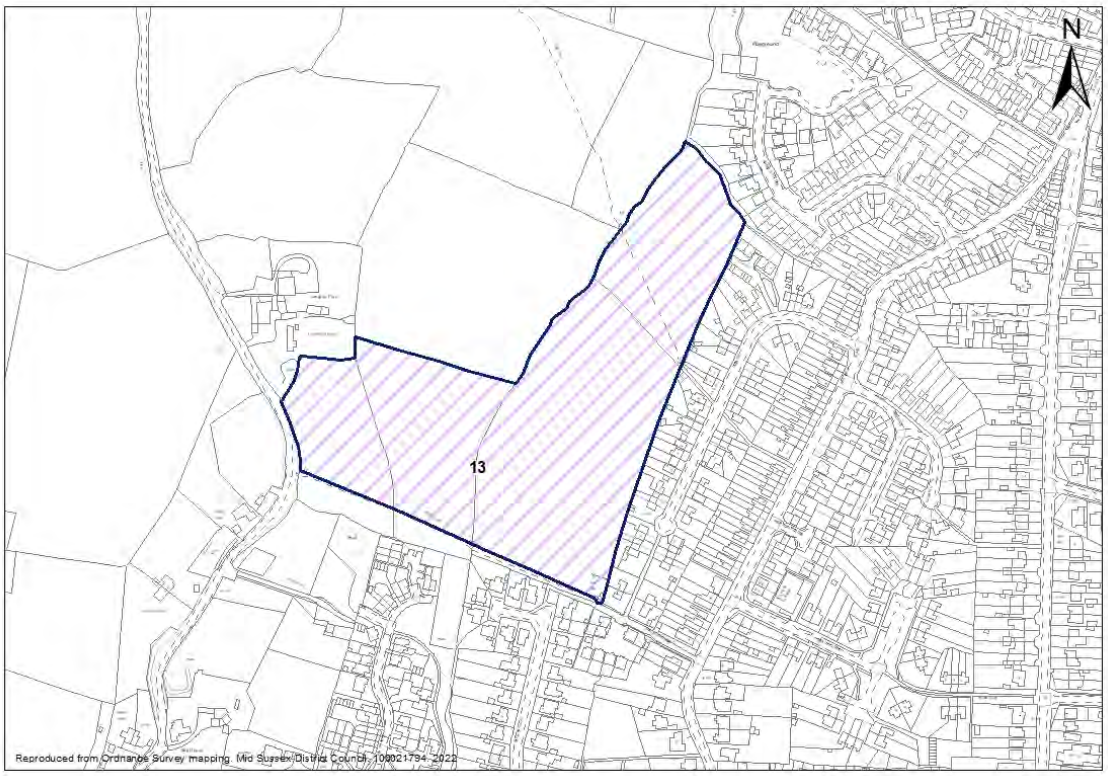
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Hurstpierpoint

ID	13	Land west of Kemps, Hurstpierpoint



Site Details

Units:	90	Site Area (ha):	5.8

Part 1 - Planning Constraints

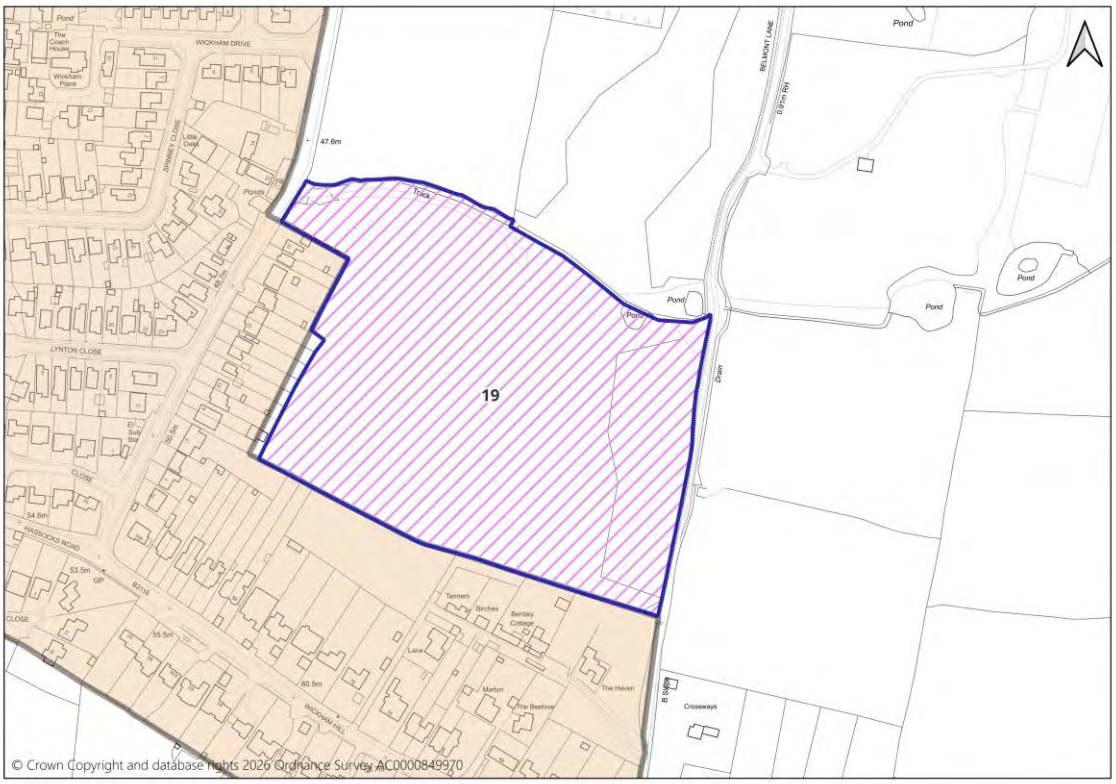
1. Landscape	**Negative**	This site has substantial landscape sensitivity and substantial landscape value. This site could be visible from the surrounding countryside and potentially the South Downs National Park. Loss of trees and hedgerows.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along site and fields boundaries which intersect site.
4. Biodiversity	**Very Positive**	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	**Neutral**	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: Less than Substantial Harm, high. Masterplanning work submitted by proponent seeks to address concerns concentrating development to the east away from listed building. Potential for

		suitable mitigation.
6. Conservation Areas	**Neutral**	The western boundary of the site abuts the Langton Lane Conservation Area. The currently open and rural nature of the 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: Less than Substantial Harm, mid. Masterplanning work submitted by proponent seeks to address concerns concentrating development to the east away from listed building. Potential for suitable mitigation.
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.
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	**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

Hurstpierpoint

ID	19	Land east of College Lane, Hurstpierpoint



Site Details

Units:	75	Site Area (ha):	7.8

Part 1 - Planning Constraints

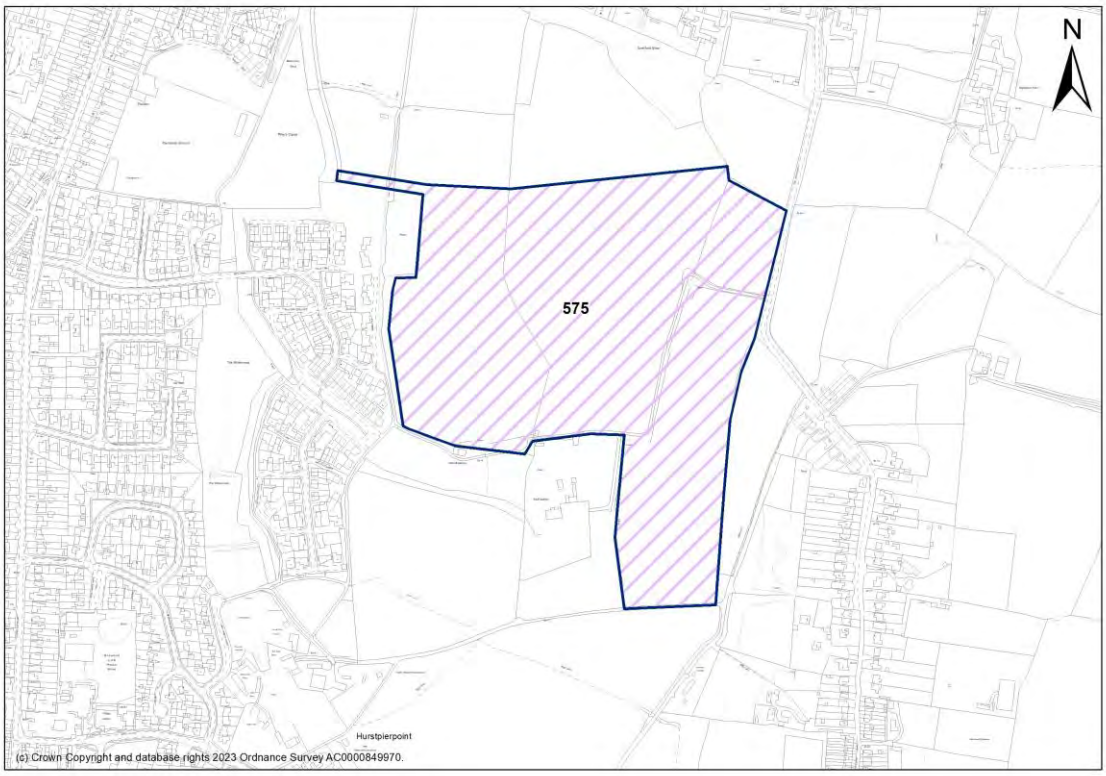
1. Landscape	**Negative**	This site has substantial landscape sensitivity and substantial landscape value. This site could be visible from the surrounding countryside and potentially from the South Downs National Park. Loss of trees and hedgerows.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along 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	**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: Less than Substantial Harm, MID. Potential for suitable mitigation.
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 Hurstpierpiont. Development on the proposed site would therefore be considered to be detrimental to the setting of the Conservation Area. NPPF: Less than Substantial Harm, MID.. Potential for suitable mitigation.
7. Archaeology	**Positive**	Two areas of Archaeological Notification Area east and west of

		site. Archaeological designations on/ adjacent to site (across road).
Part 2 - Deliverability Considerations		
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	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

District Plan: Site Selection - Housing

Hurstpierpoint

ID	575	Land north east of Hurstpierpoint



Site Details

Units:	150	Site Area (ha):	18.7

Part 1 - Planning Constraints

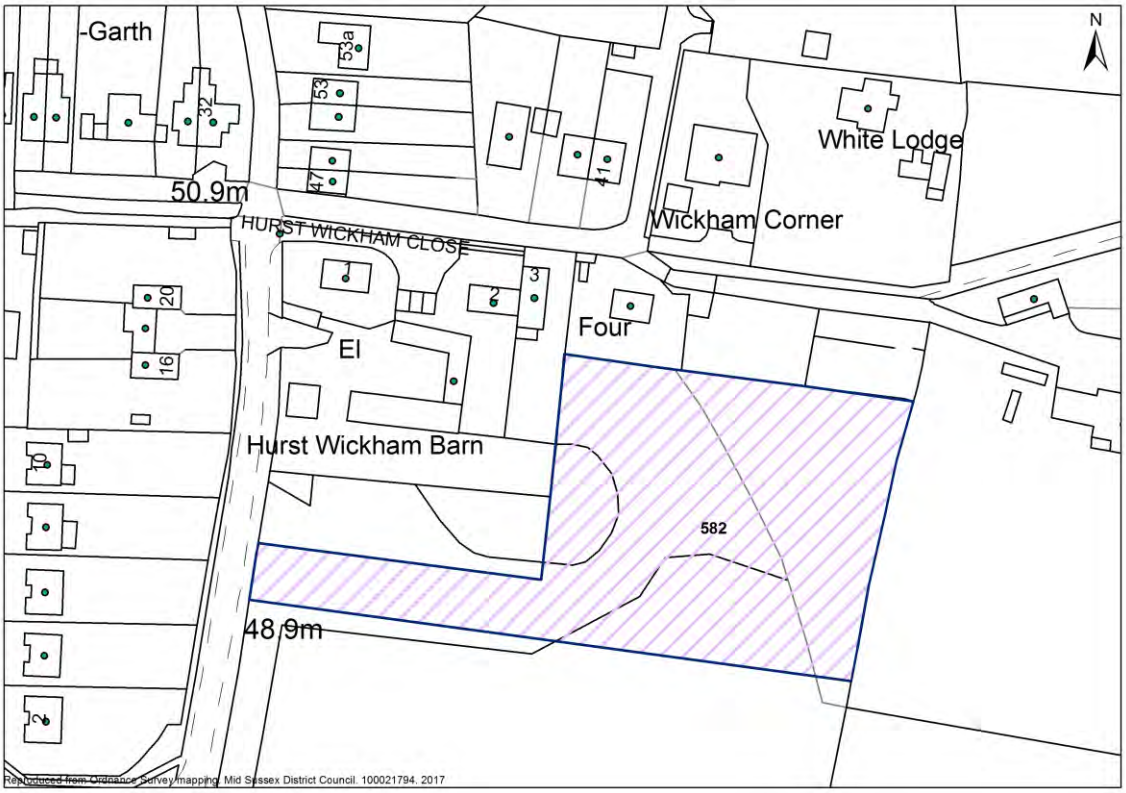
1. Landscape	**Negative**	This site has substantial landscape sensitivity and substantial landscape value. This site could be visible from the surrounding countryside and potentially from the South Downs National Park, so careful landscaping may be required. Loss of trees and hedgerows.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**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	**Neutral**	Hurstpierpoint College and Star House: The proposed site is close 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: Less than Substantial Harm, MID/HIGH. Also Danworth Farm and Grove Cottage College Lane NPPF: Less than Substantial Harm, LOW. Listed buildings are present on/within proximity of the site, Less than substantial harm – but potential for suitable mitigation
6. Conservation Areas	**Neutral**	Hurstpierpoint Conservation Area, NPPF: Less than Substantial Harm, MID. Hurst Wickham onservation Area, the existing rural

		setting and country views from the Conservation Area make a significant positive contribution to the Area's special character. Development on the site will potentially have a effect on the views from the northern part of the area, but this would require further assessment on the basis of the detailed scheme. NPPF: Less than Substantial Harm, LOW. Potential for suitable mitigation
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.
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**	Over 20 minutes walk, over 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

Hurstpierpoint

ID	582	South of Hurst Wickham Barn, College Lane, Hurstpierpoint



Site Details

Units:	9	Site Area (ha):	0.6

Part 1 - Planning Constraints

1. Landscape	**Negative**	Site is within a area assessed in the LUC Capacity Study as having low landscape capacity, with substantial sensitivity and value. Partly adjacent to BUA boundary.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**Positive**	The site is not affected by Ancient Woodland. Eastern section covered by trees.
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; LSH - Low. 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.

District Plan: Site Selection - Housing

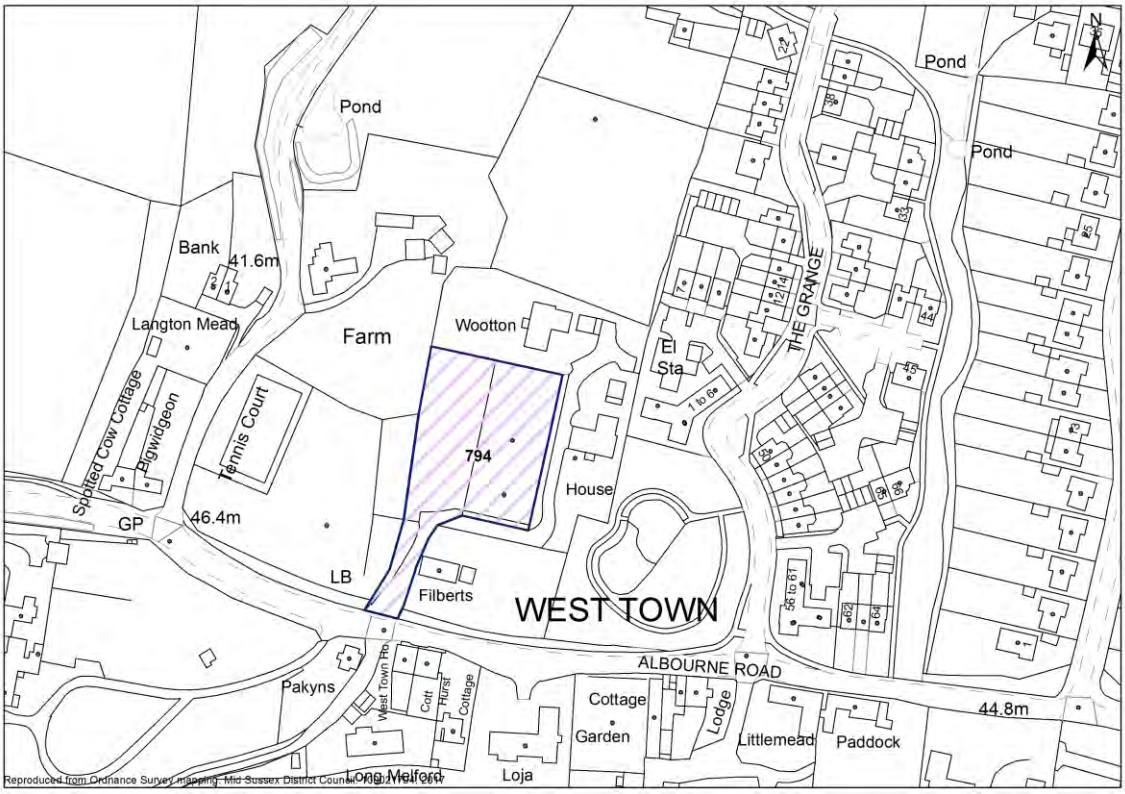
Part 3 - Sustainability / Access to Services

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

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	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along boundary.
4. Biodiversity	**Very Positive**	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	**Negative**	Box House Farm, Spotted Cow Cottage, Pakyns Manor, Pakyns Lodge. NPPF: No harm/ Less than Substantial Harm, LOW
6. Conservation Areas	**Negative**	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: Less than Substantial Harm, 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. No housebuilder on board.
9. Access	**Very Positive**	Safe access to site already exists. Sufficient access exists on to Albourne Road, currently used by existing business on site.

District Plan: Site Selection - Housing

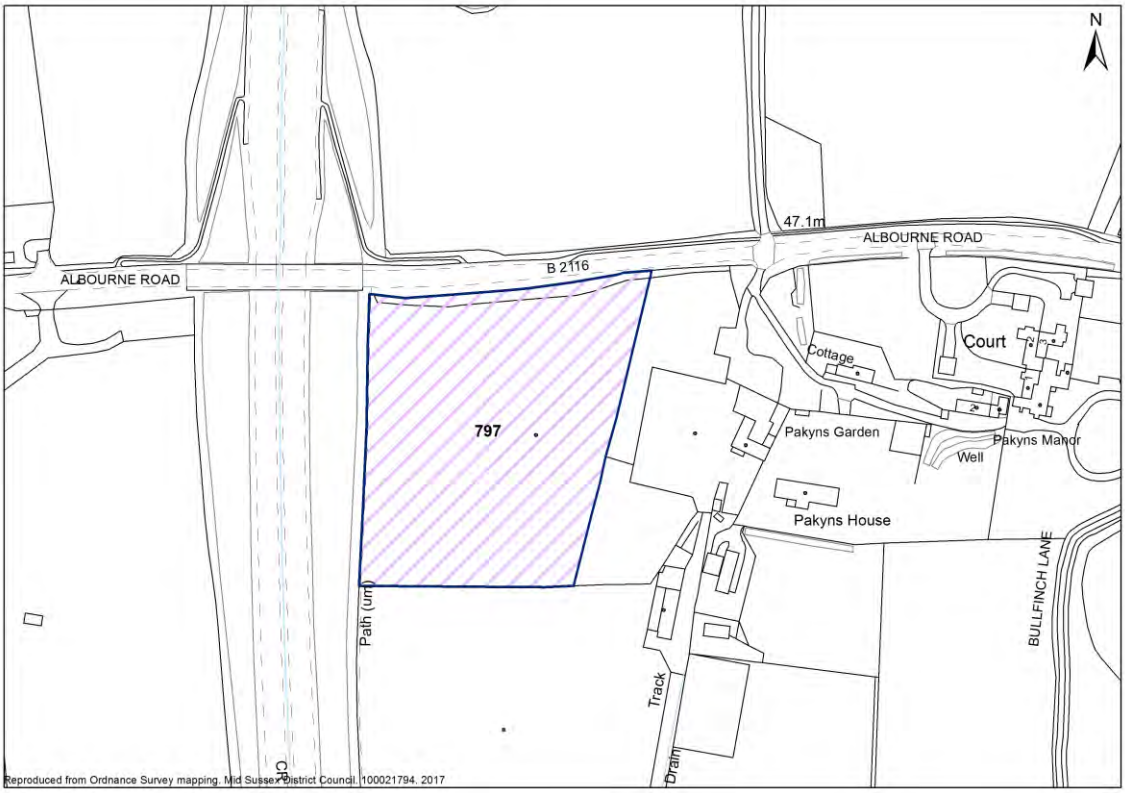
Part 3 - Sustainability / Access to Services

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	**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

District Plan: Site Selection - Housing

Hurstpierpoint

ID	797	Land West of Pakyns Cottage, Albourne Road, Hurstpierpoint



Site Details

Units:	31	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	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 archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Negative	Whilst the site has been promoted for development through the cll for sites or other source, there has been no further evidence submitted to demonstrate that the site is developable within 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	**Positive**	Within 15 minutes walk
13. Health	**Negative**	Over 20 minutes walk
14. Retail	**Positive**	Within 15 minutes walk

District Plan: Site Selection - Housing

Hurstpierpoint

ID	800	Land West of The Grange, Hurstpierpoint



Site Details

Units:	9	Site Area (ha):	0.8

Part 1 - Planning Constraints

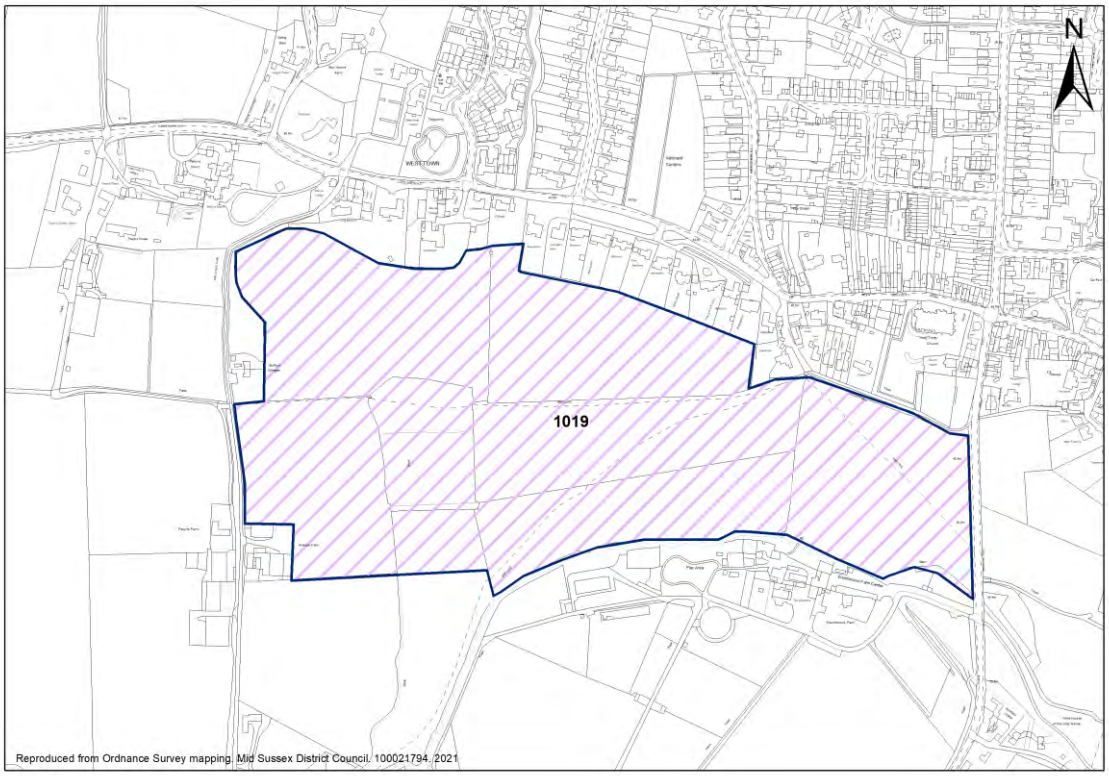
1. Landscape	**Negative**	Site is within an area assessed in the LUC Capacity Study as having low landscape capacity, with moderate sensitivity and substantial value.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
3. Trees	**Positive**	The site is not affected by Ancient Woodland. Presence of a couple of boundary trees.
4. Biodiversity	**Very Positive**	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	**Negative**	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: Less than Substantial Harm, 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 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 in appreciated. NPPF: Less than Substantial Harm, 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	**Positive**	The site will become available for development during the plan period.
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

District Plan: Site Selection - Housing

Hurstpierpoint

ID	1019	Grange Farm, BullFinch Lane Hurstpierpoint



Site Details

Units:	187	Site Area (ha):	23

Part 1 - Planning Constraints

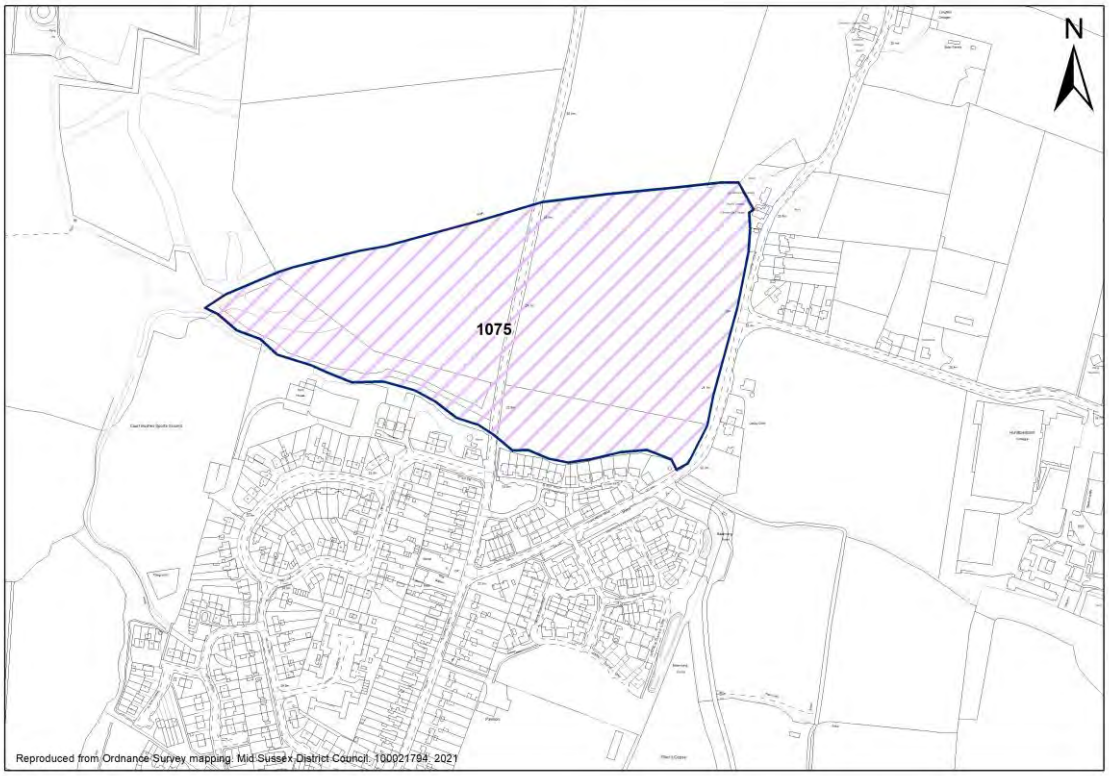
1. Landscape	**Negative**	Low to low/medium potential for change in landscape terms. Site adjacent to SDNP: big variation in landscape sensitivity. Most sensitive area around church in east of site.
2. Flood Risk	**Neutral**	Site is adjacent to Flood Zone 2/3, potential future flood risk.
3. Trees	**Negative**	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, adajcent 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. Substantial development shown in masterplan within area considered to be setting of listed buildings.
6. Conservation Areas	**Neutral**	Site is within/close to a conservation area, Less than substantial harm – High impact. Residential development on the site would have a fundamental impact on its character, which would become suburbanised. This would remove and reverse the currently positive contribution which the site makes to the setting of the Conservation Area and the impact that this has on its special

		character and appearance, and how this is appreciated. The existing rural views into and out of the Area would also be compromised, as well as the character of the approach to it along the PROWs. Substantial development shown in masterplan within area considered to be setting of Conservation Area.
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. Housebuilder on board.
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	**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 Talbot Mead, Cuckfield Road Road Hurstpierpoint



Site Details

Units: 150 **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**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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 is available for development within 5 years. No housebuilder on board.
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

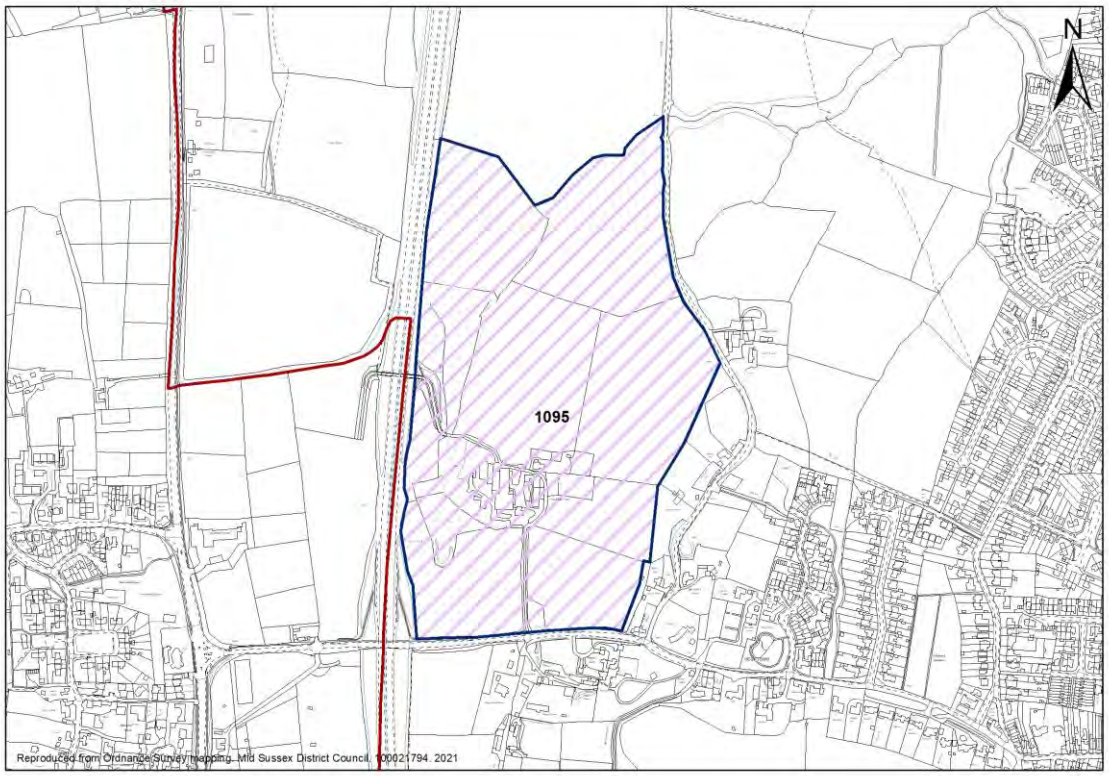
District Plan: Site Selection - Housing

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	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	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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	Listed buildings are present on/within proximity of the site, Less than substantial harm – Low impact
6. Conservation Areas	Negative	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 is available for development within 5 years. 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	

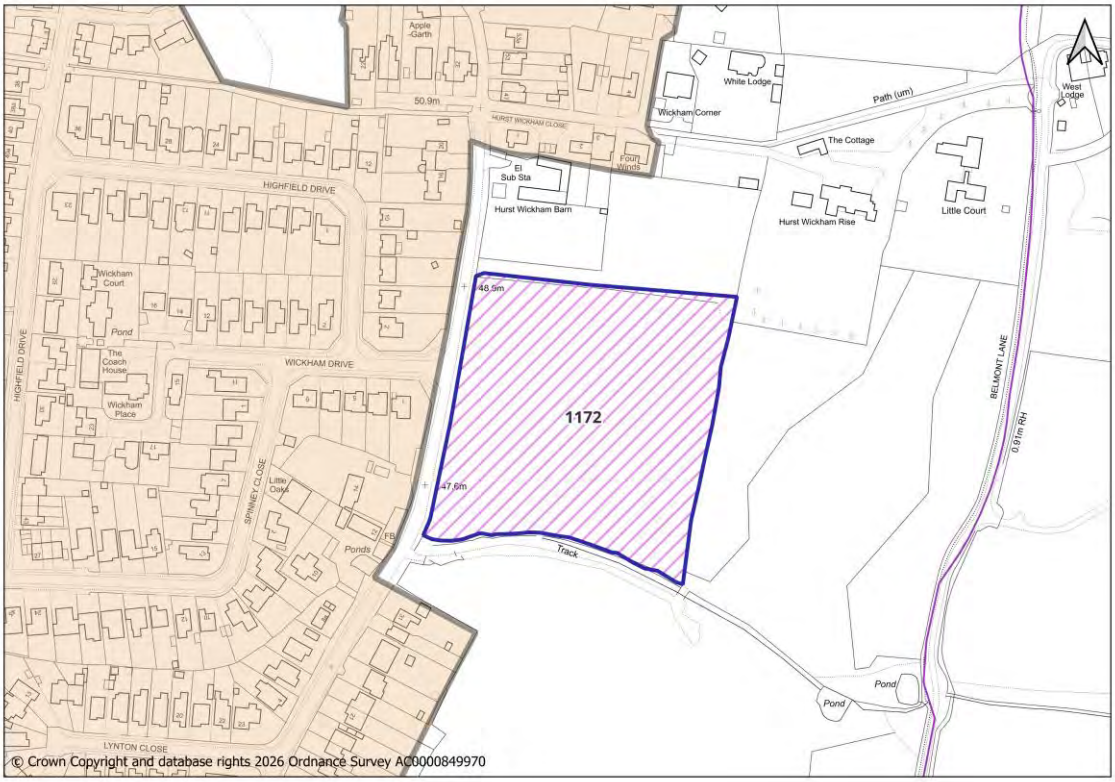
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Hurstpierpoint

ID 1172 **Land to the south of Hurst Wickham Barn, College Lane**



Site Details

Units: 35 **Site Area (ha):** 1.87

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. (area of risk of surface water flooding along southern boundary.
3. Trees	**Very 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**	Listed buildings are present on/within proximity of the site, Less than substantial harm.
6. Conservation Areas	**Negative**	Site is within/close to a conservation area, Less than substantial harm.
7. Archaeology	**Neutral**	Archaeological designation on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	**Very Positive**	The site is available for development within 5 years, supported by an option agreement with a housebuilder in place.
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 poor
10. Train Service	Poor	

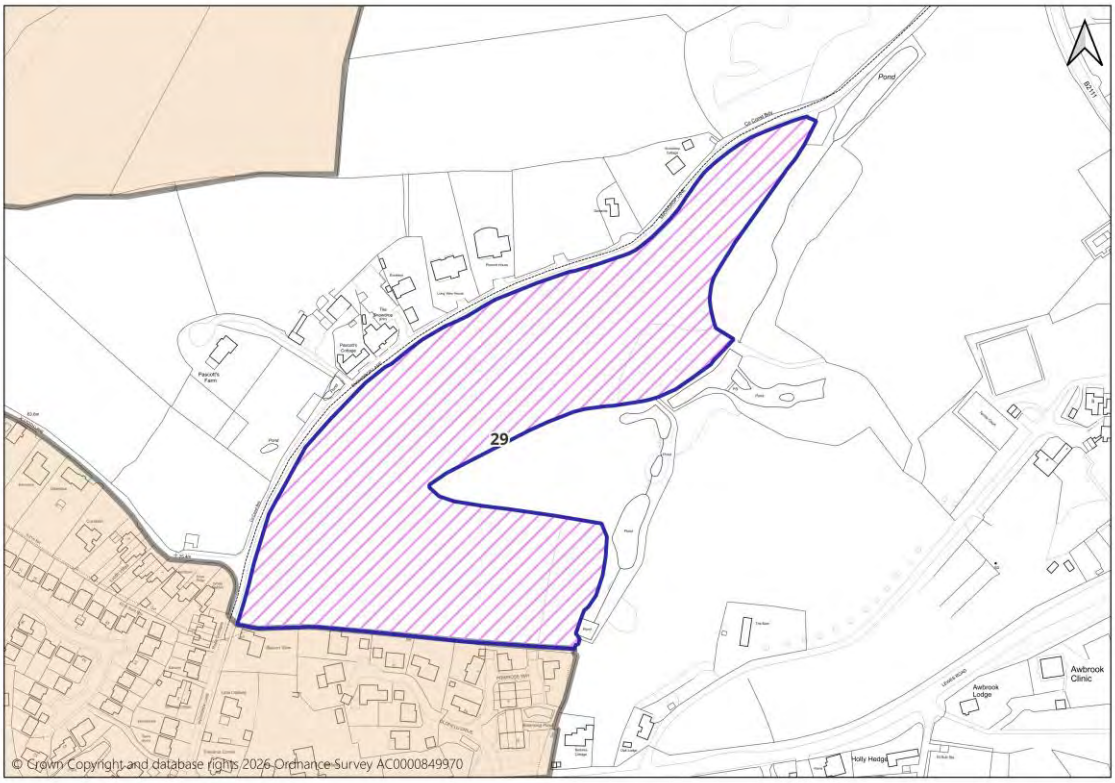
District Plan: Site Selection - Housing

10. Public Transport	**Negative**	
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

District Plan: Site Selection - Housing

Lindfield

ID	29	Land off Snowdrop Lane, Lindfield, Haywards Heath



Site Details

Units:	50	Site Area (ha):	2.05

Part 1 - Planning Constraints

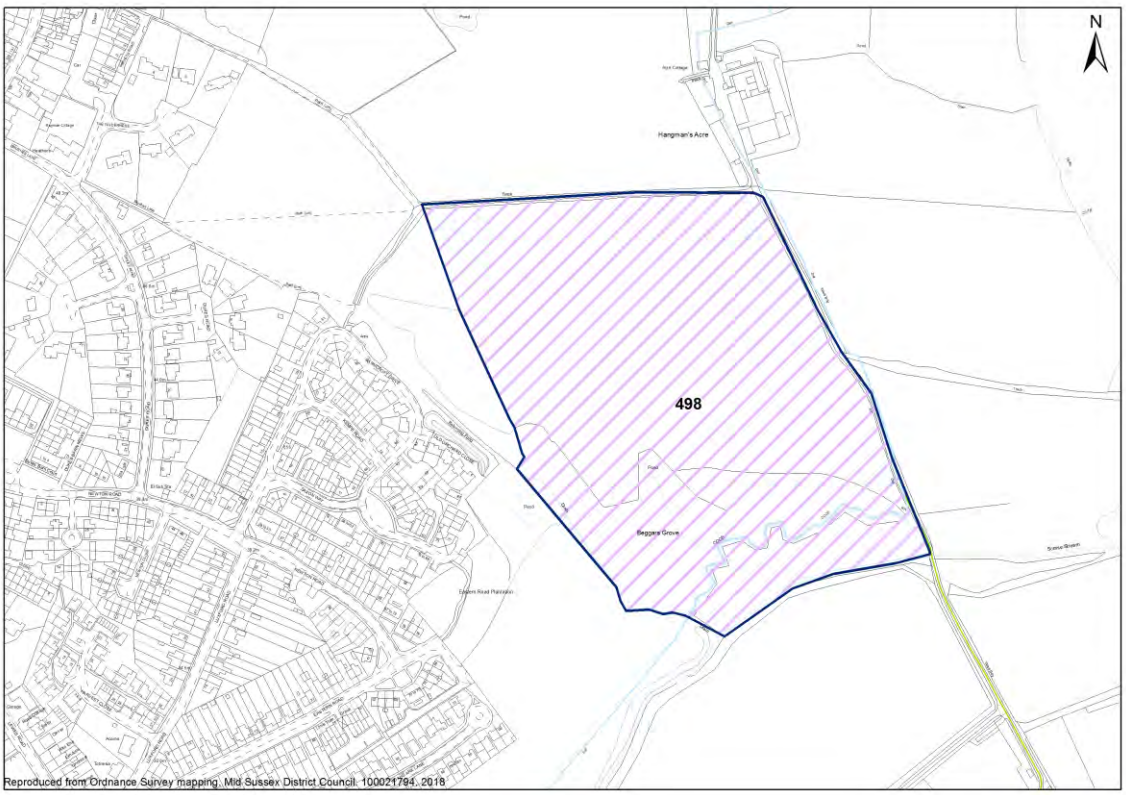
1. Landscape	**Neutral**	Medium potential for change in landscape terms.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial.
3. Trees	**Neutral**	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. 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**	Property of Oldfield, a Grade II listed building (18-19th Century country house when built), potentially affected. Non designated assets may include the Snowdrop Inn (formerly Pascott's Farm and likely a historic farmstead) and Snowdrop Cottage, which dates from the mid 19th century or earlier, both on Snowdrop Lane. In all cases, the surviving rural setting makes a positive contribution to their special interest/character, although it is noted that Oldfield is separated from the site by Beacon View and the development on Oldfield Drive. Development on the site will have a fundamental impact on its character which is currently rural, being an open field. Less than Substantial Harm: Low. Potential for suitable mitigation.
6. Conservation Areas	**Neutral**	Southern boundary of site is adjacent to the Lewes Road conservation area. The area is characterised by low density development and represents the gradual transition from the countryside to the urban area. Less than substantial harm – Mid

		impact. Potential for suitable mitigation.
7. Archaeology	**Very Positive**	No archaeological designations on or adjacent to site.
Part 2 - Deliverability Considerations		
8. Availability	**Very Positive**	The site is available for development within 5 years. Housebuilder on board.
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. Through a Sustainable Transport Strategy the promoter has considered potential improvements for pedestrian and cycle access along Snowdrop Lane which the site could connect to to the west.
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, over 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	Neutral	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	Last correspondence in 2018 noting that site promoter's contractual position had lapsed and that it was not considered an accessible site, no further details or promotion since.
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	

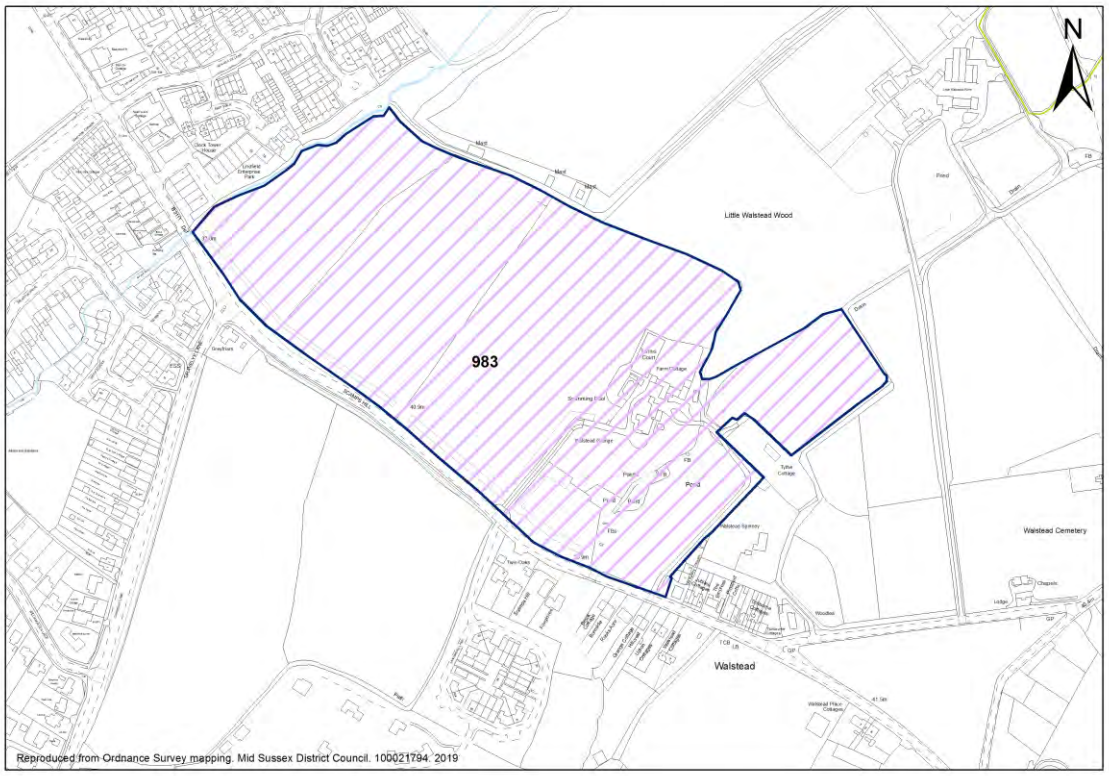
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Lindfield

ID 983 **Land at Walstead Grange Scamps Hill Lindfield**



Site Details

Units: 90 **Site Area (ha):** 10

Part 1 - Planning Constraints

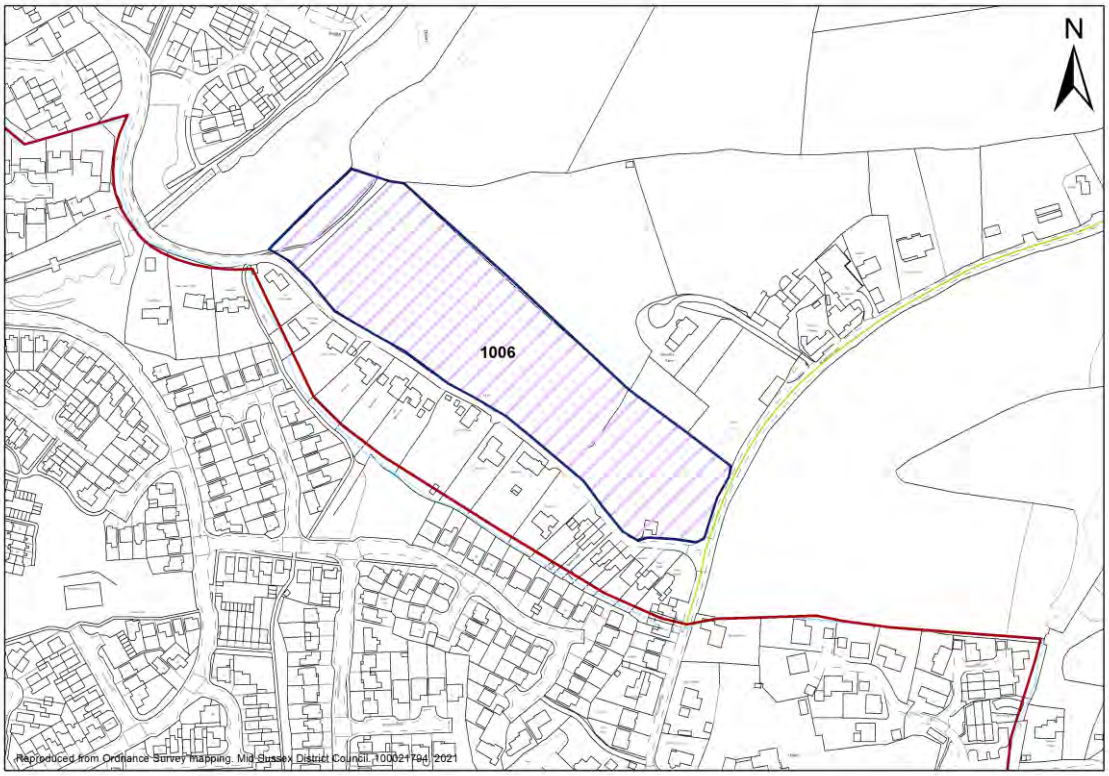
1. Landscape	**Negative**	The openness of the site makes a contribution to the character and setting of Lindfield. Based on landscape evidence site has low potential in landscape terms.
2. Flood Risk	**Neutral**	The periphery of the site is partially within Flood Zone 2/3 and parts of the site are within 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	**Neutral**	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 Grade II 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. Less than Substantial Harm - High. The retention of open space to the north-east and south-west of Tythe Cottage as well as a limited landscape buffer to the north-

		west will potentially reduce the level of harm caused by the development but will not remove it. It remains a substantial development on currently open fields in close proximity to the historic farmstead. Less than Substantial Harm -mid-high. Potential for suitable mitigation.
6. Conservation Areas	**Neutral**	The site contributes to the wider character and setting of the approach to Lindfield Conservation Area. Less than Substantial Harm - Low. Potential for suitable mitigation.
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 is not in the control of a house builder.
9. Access	**Neutral**	Access does not currently exist but can be achieved within landholding to adjacent highway.
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

District Plan: Site Selection - Housing

Lindfield

ID	1006	Land to the north of Lyoth Lane, Lindfield



Site Details

Units:	30	Site Area (ha):	2.23

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	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along boundary
4. Biodiversity	**Very Positive**	This site is not adjacent to any Sites of Special Scientific Interest or Local Wildlife Site
5. Listed Buildings	**Neutral**	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 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. Less than Substantial Harm - High. Potential for suitable mitigation.
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.
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. Through a Sustainable Transport Strategy the promoter has considered potential improvements for pedestrian and cycle access along Snowdrop Lane which the site could connect to to the west.

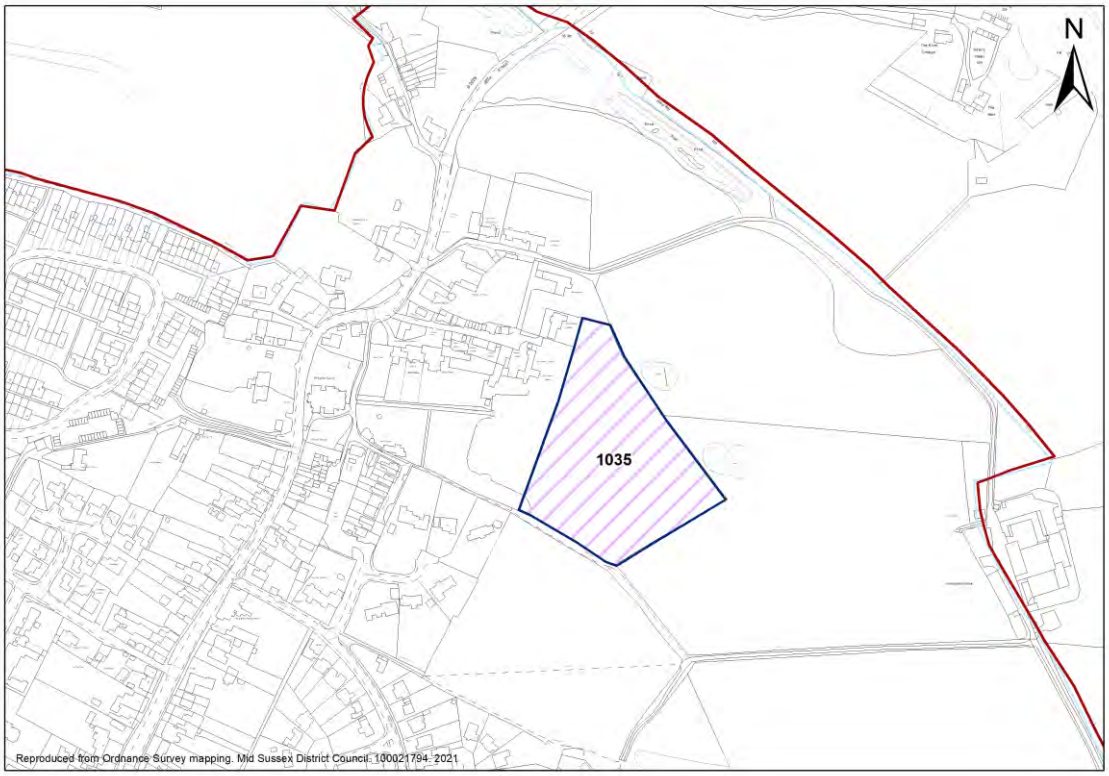
Part 3 - Sustainability / Access to Services

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

Lindfield

ID 1035 **Land east of Old Place Cottage, High Street**



Site Details

Units: 40 **Site Area (ha):** 1.80

Part 1 - Planning Constraints

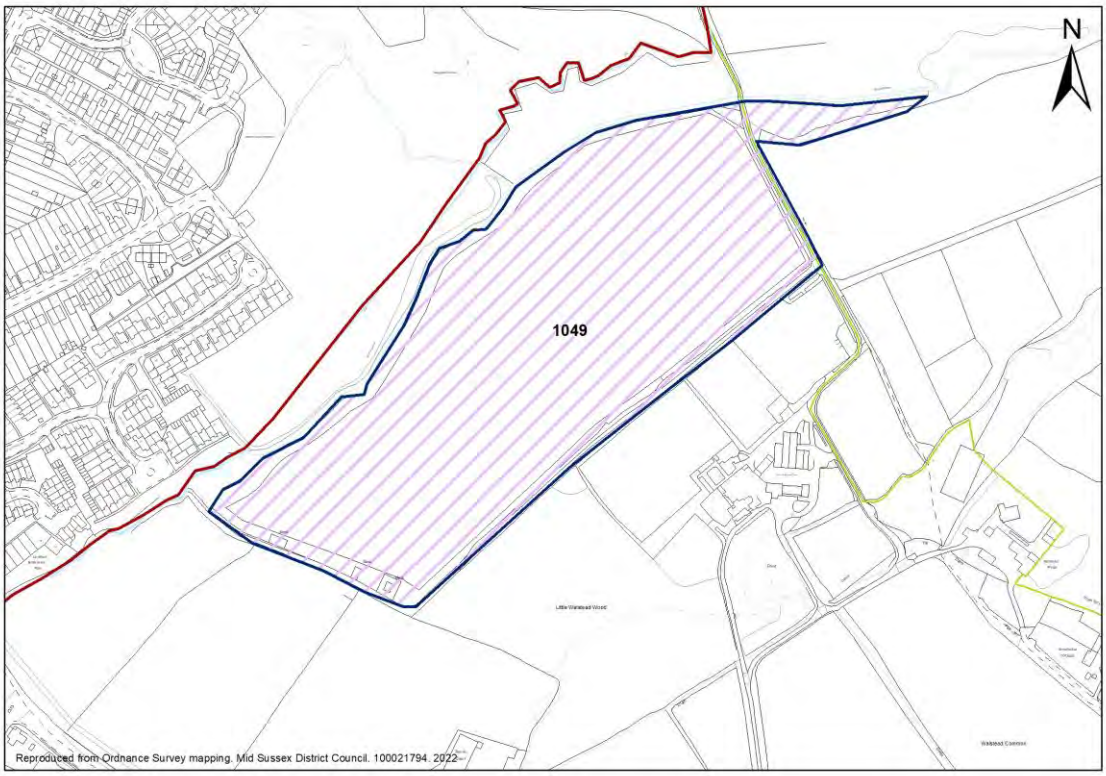
1. Landscape	**Negative**	Low to low/medium potential for change in landscape terms
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
3. Trees	**Positive**	Presence of trees on site or along the boundaries
4. Biodiversity	**Very Positive**	site not within or adjacent to designated site
5. Listed Buildings	**Negative**	Listed buildings are present on/within proximity of the site, Less than substantial harm – High impact. Old Place (subdivided into several properties) (Grade II*), Mulberry Cottage etc (former stable range to the rear of Old Place (Grade II), Sundial and Statue within the grounds of Old Place (Grade II), The Pavilion (late 19th century glass studio) (Grade II) and associated clair-voyee (Grade II), iron gates in the grounds of the Pavilion (Grade II) (two sets), 19th century donkey wheel in the grounds of the Pavilion (Grade II), Lindfield Conservation Area the boundary of which directly abuts the site. There are also a number of other listed buildings just to the west along the High Street including All Saints Church (II*) and Lindfield House (II*) which may potentially be affected. A Public Rights Of Way runs along the southern side of the site past the Pavilion and clair-voyee, into the Conservation Area. A detailed heritage statement would be required to consider the numerous assets which are within the vicinity of the site, their special interests and the contribution which the rural setting to the east (including site 1035) makes to these special interests and the manner in which they were appreciated. The listed buildings are varied in their nature but as Sussex village buildings it is likely

		that their surviving rural setting would be considered to make a positive contribution to their special interests. In terms of the various structures within the grounds of Old Place/the Pavilion, including the two sets of gates which bookend a walkway aligned to the west on the parish church and to the west on the site, the heritage statement should consider the particular contribution which the site makes to what appears to be a planned relationship between church, garden structures, and the countryside beyond. The character of Lindfield Conservation Area, which encompasses the historic core of the village, is of a rural Sussex village which has grown up over many centuries in close connection with the surrounding rural landscape, and as such the surviving rural setting is likely to be considered significant to that character. Development on the site, which is currently an open field, would fundamentally alter its nature and would remove the immediate connection between many of the above mentioned assets and the rural landscape to the east. The impact that development would have on the approach from the east to various assets along the Public Rights Of Way should form part of any detailed assessment. It will be impossible at the moment with the limited information available to assign a level of harm in the case of each asset; assume Less than Substantial Harm ranging from low for the more distant assets to mid or high for those directly adjacent or enjoying a planned relationship with this part of the landscape setting.
6. Conservation Areas	**Negative**	Site is within/close to a conservation area, Less than substantial harm – High impact. See Criterion 5 for commentary.
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. No housebuilder on board.
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**	
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 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 fundatmentally 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	**Negative**	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. No housebuilder on board.
9. Access	**Very Negative**	No means/prospect of achieving suitable and safe access or approach to the site.

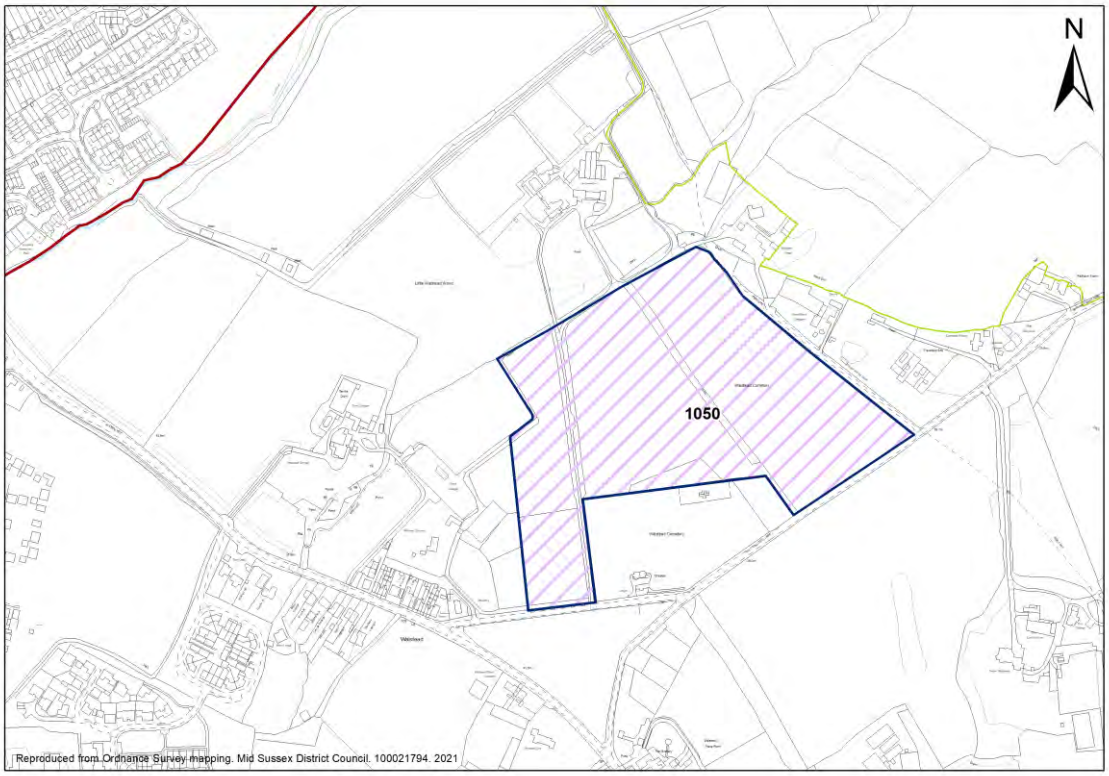
Part 3 - Sustainability / Access to Services

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	**Positive**	Within 15 minutes walk / 20 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

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 Local Wildlife Site
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 fundatmentally 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

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

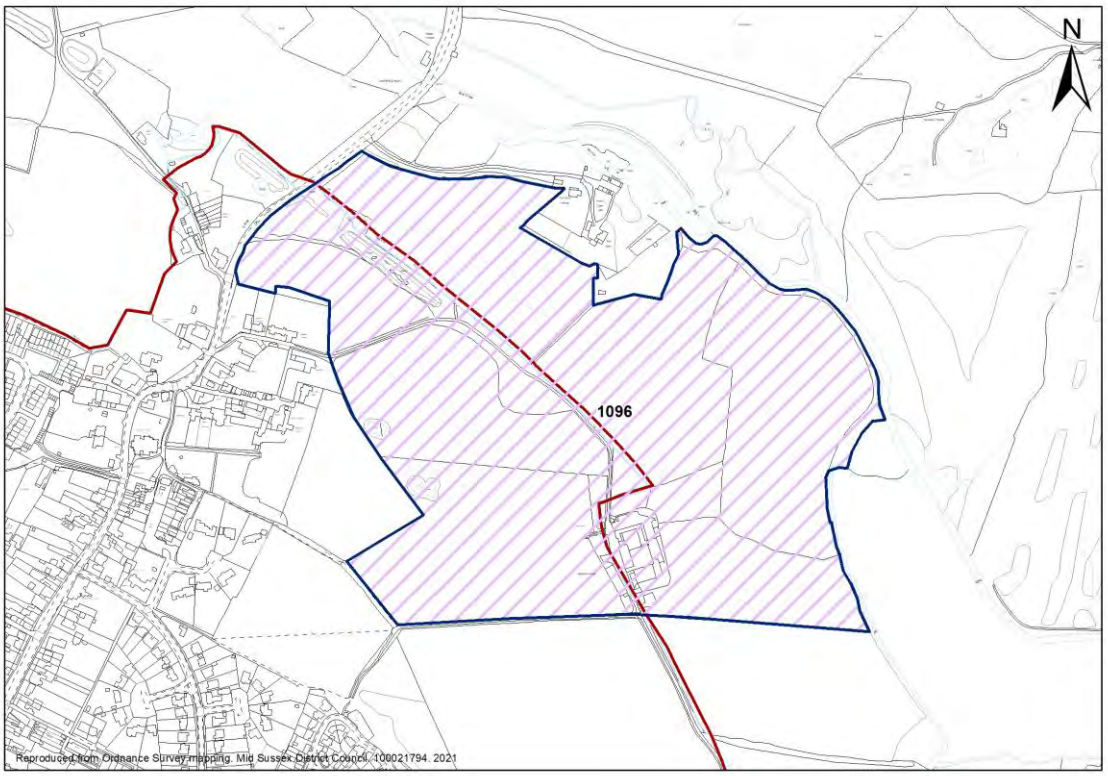
Part 3 - Sustainability / Access to Services

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
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	Negative	This is a large site potentially affecting a considerable number of designated heritage assets. These would include- but not necessarily be limited to- Old Place (subdivided into several properties) (Grade II*), Mulberry Cottage etc (former stable range to the rear of Old Place (Grade II), Sundial and Statue within the grounds of Old Place (Grade II), The Pavilion (late 19th century glass studio) (Grade II) and associated clair-voyee (Grade II), iron gates in the grounds of the Pavilion (Grade II) (two sets), 19th century donkey wheel in the grounds of the Pavilion (Grade II), Clock House (Grade II), Deans Watermill (Grade II) (which has a number of associated buildings which may be regarded as curtilage listed or as Non Designated Heritage Asset), Bridge House (Grade II). There are also a number of other listed buildings just to the west along the High Street including All Saints Church (II*) and Lindfield House (II*) which may potentially be affected. Hangman's Acre farm appears on maps from the mid 19th century and should be assessed as a potential Non Designated Heritage Asset. A detailed heritage statement would be required to consider the numerous assets which are within the vicinity of

		the site, their special interests and the contribution which the rural setting to the east (including the site) makes to these special interests and the manner in which they were appreciated. The listed buildings are varied in their nature but as Sussex village/rural buildings it is likely that their surviving rural setting would be considered to make a positive contribution to their special interests. In terms of the various structures within the grounds of Old Place/the Pavilion, including the two sets of gates which bookend a walkway aligned to the west on the parish church and to the west on the site, the heritage statement should consider the particular contribution which the site makes to what appears to be a planned relationship between church, garden structures, and the countryside beyond. The impact that development would have on the approach from the east to various assets along the Public Rights Of Way should form part of any detailed assessment, as well as the impact on the approaches to various assets along High Street/Ardingly Road to the north of the village. It will be impossible at the moment with the limited information available to assign a level of harm in the case of each asset; assume Less than Substantial Harm ranging from low for the more distant assets to mid or high for those directly adjacent or enjoying a planned relationship with this part of the landscape setting.
6. Conservation Areas	**Negative**	Site is within/close to a conservation area, Less than substantial harm – High impact. See Criterion 5 for commentary.
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. No housebuilder on board.
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**	
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 1138 **Land at The Paddock, East Mascalls Lane**



Site Details

Units: 25 **Site Area (ha):** 1.4

Part 1 - Planning Constraints

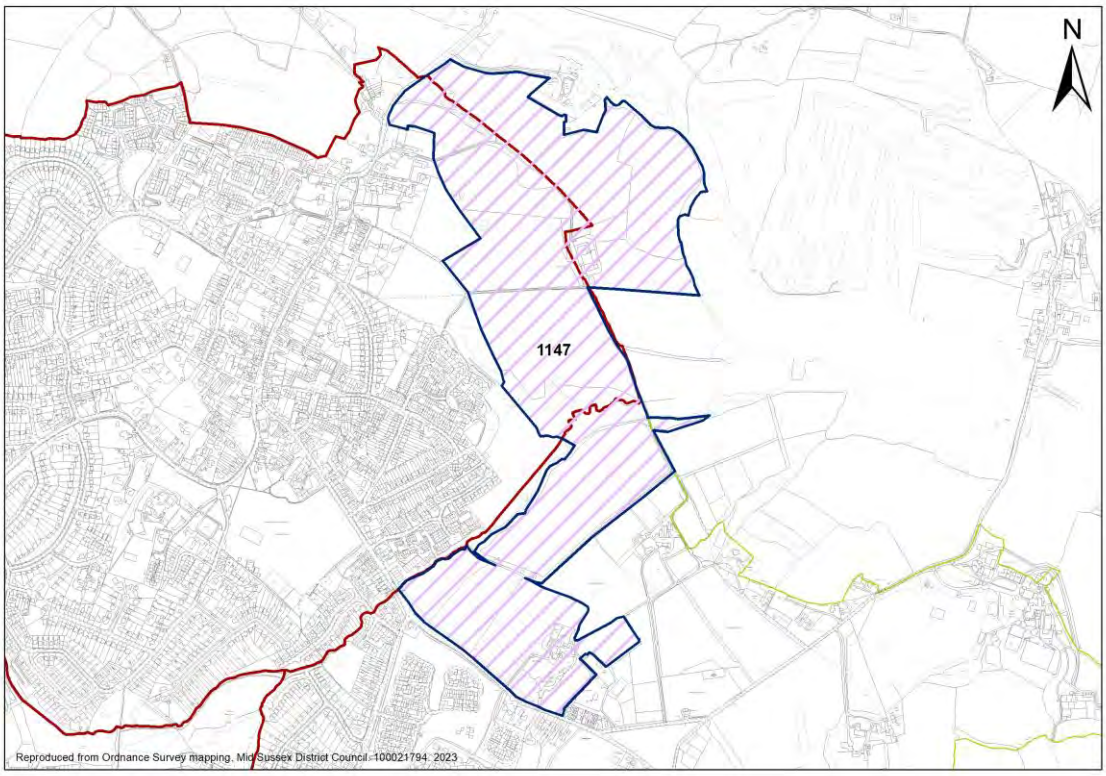
1. Landscape	**Negative**	Low/Medium Landscape Capacity to accommodate development
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
3. Trees	**Positive**	Presence of trees along the boundaries
4. Biodiversity	**Neutral**	Site is in close proximity to a Local Wildlife Site.
5. Listed Buildings	**Negative**	Site is adjacent to Grade II Tythe Cottage - Tythe Cottage is a Grade II listed 18th century cottage located in a rural position outside Lindfield. The proposed development site, which appears to be partly currently an open field and partly a detached dwelling in extensive gardens, forms a significant part of the close setting of the listed building, and is directly adjacent to the approach to it from Scaynes Hill Road . Although we have no concept plan or similar, 25 new homes on the site will have a fundamental impact on its character, which will become suburbanised. This will remove and reverse the positive contribution which the site currently makes to the setting of Tythe Cottage, including potentially adversely impacting on the character of views from and of the listed building, and the character of the approach to it from Scaynes Hill Road. 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. Little Walstead is a Grade II* listed former farmhouse. There is also a surviving historic barn which will be regarded as curtilage listed, as well as other possible surviving ancillary farm buildings. The proposed development site is a relatively small and distant

		part of the setting of the farmstead, but is in relatively close proximity to the approach to it from East Mascalls Lane. Residential development on this part of the site may detract from the wider rural setting and approach to the farmstead. Less than substantial - more information needed to assess precise harm.
6. Conservation Areas	**Very Positive**	There are no conservation areas near the site/likely no harm
7. Archaeology	**Very Positive**	No archaeological designations on/ adjacent to site. No impact on archaeological asset
Part 2 - Deliverability Considerations		
8. Availability	**Very Positive**	The site is available for development within 5 years, supported by an option agreement with a housebuilder in place.
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 poor
10. Train Service	Poor	
10. Public Transport	**Negative**	
11. Main Service Centre	**Positive**	Within 15 minutes walk/ 20 minutes by public transport
12. Primary School	**Neutral**	Within 20 minutes walk
13. Health	**Positive**	Within 15 minutes walk
14. Retail	**Positive**	Within 15 minutes walk

District Plan: Site Selection - Housing

Lindfield

ID 1147 **Land at Hangman's Acre and Little Walstead, Lindfield**



Site Details

Units: 1700 **Site Area (ha):** 57.41

Part 1 - Planning Constraints

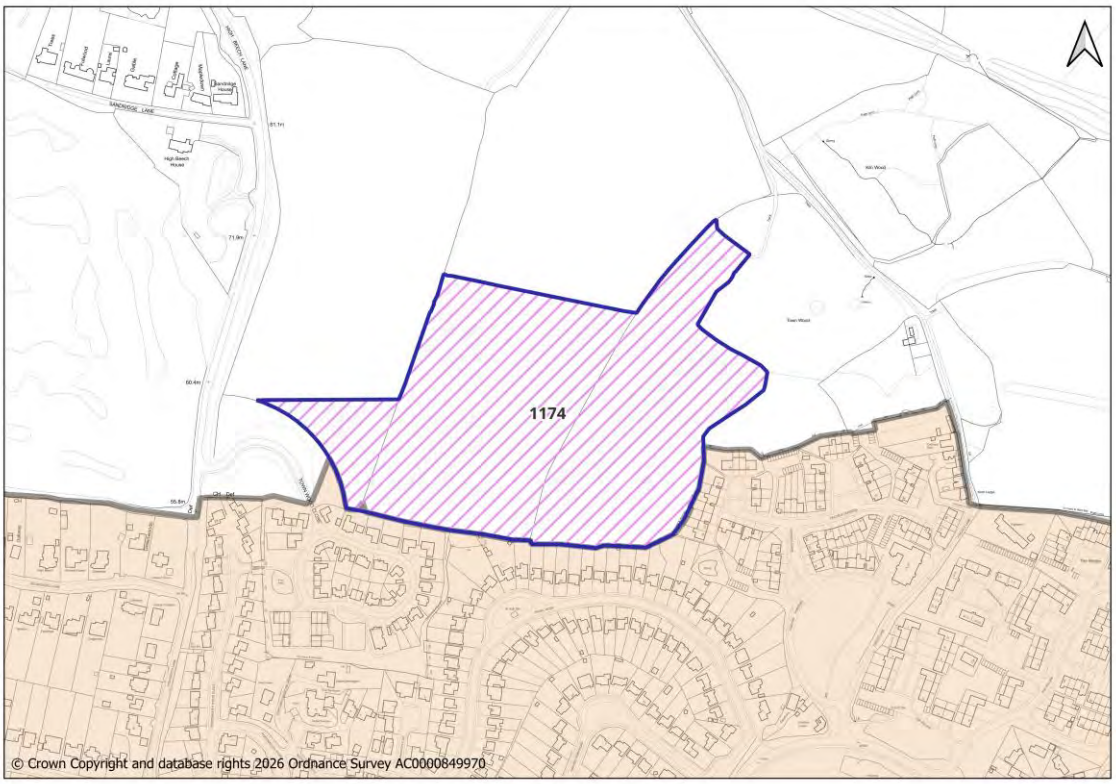
1. Landscape	**Negative**	The site is within an areas classified from negligible to medium potential for change in landscape terms. The openess of some areas of the site makes a contribution to the character and setting of Lindfield and therefore careful consideration would need to be taken to ensure minimal landscape impact.
2. Flood Risk	**Negative**	Site has areas within flood zone 2/3
3. Trees	**Neutral**	The Site is partially afftected and adjacent to ancient woodland. This will inflluence the developable area of the site and mitigation is likely to be required to prevent harm.
4. Biodiversity	**Very Positive**	Site not within or adjacent to designated site
5. Listed Buildings	**Negative**	The High Street has a high concentration of Grade II and II* listed buildings. Although these buildings are varied in age and in their original and current functions, and will have differing architectural and aesthetic values, they have in common their illustrative value as historical Sussex village buildings of their particular type and period. As such, the surviving rural setting of this northern part of the village, which in some cases is directly adjacent to the grounds of the buildings, makes a positive contribution to the manner in which their special interests are appreciated. The development site in some cases affects views from and of the buildings, and/or the character of the approaches to them along Ardingly Road or adjacent PROWs. Other listed buildings potential impacted by the proposed development are: Deans Water Mill, Bridge House and Greyfriars. Hangman's Acre Farm has potential

		for consideration as an NDHA. More information would be needed to identify the nature and level of its significance in the local context, however as a former farmstead the surrounding agricultural land, which in large part constitutes the application sure, is likely to be considered to make a strong positive contribution to that significance. LSH: mid-high.
6. Conservation Areas	**Negative**	The majority of the Conservation Area is surrounded by the more modern development of Lindfield. However the northern part, towards this end of the High Street and including the area around the church, directly abuts open countryside to the west, north and east. This direct relationship makes a strong positive contribution to the manner in which the significance of the Area as the historic heart of a Sussex village which has grown up over many centuries in close connection with the surrounding rural landscape is appreciated. This contribution is enhanced by the lack of a similar direct relationship to the other parts of the Conservation Area. The rural setting to the northern part of the Area also contributes positively to the character of the approach to it along Ardingly Road, and along the numerous PROWs which run into the village from the surrounding countryside. The proposed development site is a very significant parcel of land lying to the east of the village, directly abutting the Conservation Area at its northern end. Less than substantial harm: High
7. Archaeology	**Neutral**	No objection subject to archaeological assessment and mitigation.
Part 2 - Deliverability Considerations		
8. Availability	**Negative**	Whilst the site has been promoted for development through the call for sites or other source, there has been no further evidence submitted to demonstrate that the site is developable within the Plan period. Not a joint submission from all landowners.
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	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	**Positive**	Within 15 minutes walk, within 20 minutes by public transport. Access to Public Transport and/or frequency of Public Transport in this location is fair. Acknowledge a site of this scale could bring Public Transport improvements.
12. Primary School	**Very Positive**	Expect to be provided on-site
13. Health	**Very Positive**	Expect to be provided on-site
14. Retail	**Very Positive**	Expect to be provided on-site

District Plan: Site Selection - Housing

Lindfield

ID 1174 **Land at High Beech Lane**



Site Details

Units: 80 **Site Area (ha):** 7.2

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**	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 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 may be achieved through 3rd party land (no agreement in place).

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	

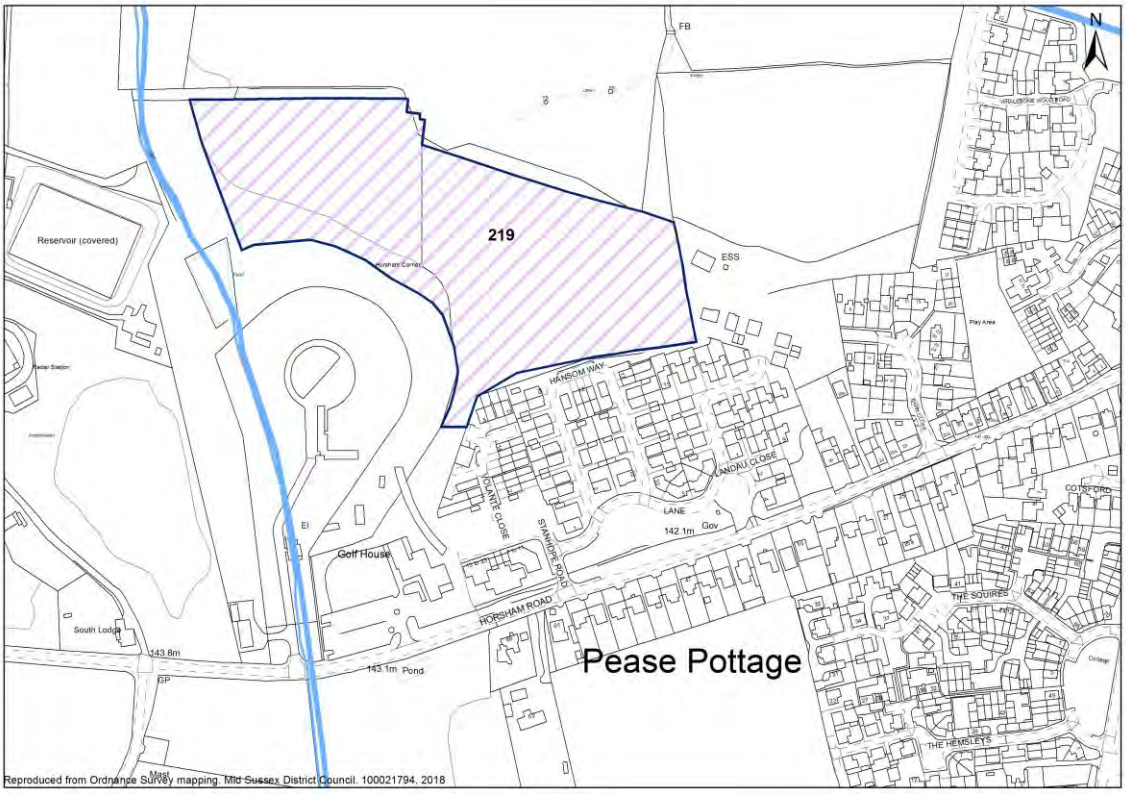
District Plan: Site Selection - Housing

10. Public Transport	**Negative**	
11. Main Service Centre	**Positive**	Within 15 minutes walk / 20 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

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. Development of this site would reduce the green gap between Pease Pottage and Crawley and contribute to erosion of the countryside in this part of the AONB.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
3. Trees	**Negative**	Site is partially affected by ancient woodland. Development of the site would result in some harm, but mitigation is required. Retain perimeter trees and woodland. Development is also likely to result in loss of trees within site. Promoter states can be incorporated into scheme.
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. The site is available for development within 5 years
9. Access	**Very Positive**	No known constraints to access and site approach to accommodate development. Agreement with promoters of adjacent 674 site to gain access.

District Plan: Site Selection - Housing

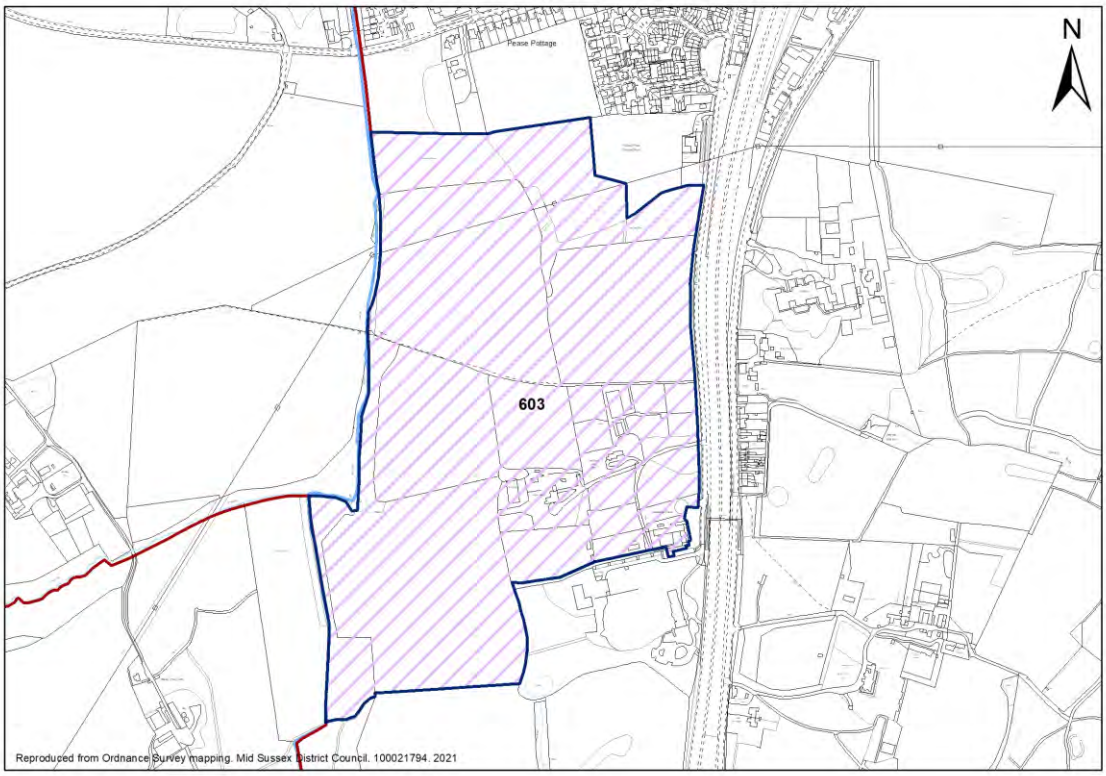
Part 3 - Sustainability / Access to Services

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	**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:	700	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	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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	Very Positive	Site is available for development within 5 years. 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	

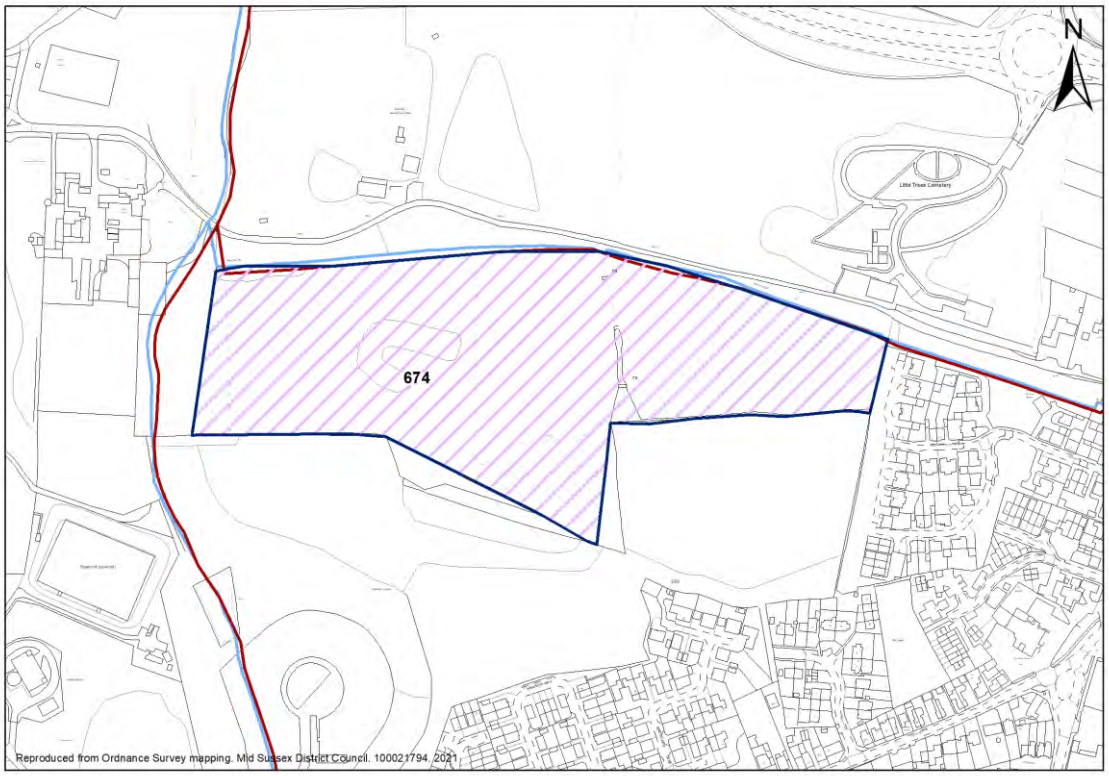
District Plan: Site Selection - Housing

10. Public Transport	**Neutral**	
11. Main Service Centre	**Negative**	Journey likely by car only(greater than 20 minutes walk, over 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

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	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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	No archaeological designations on/ adjacent to site.

Part 2 - Deliverability Considerations

8. Availability	Very Positive	The site will become available for development during the plan period. Option in place.
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

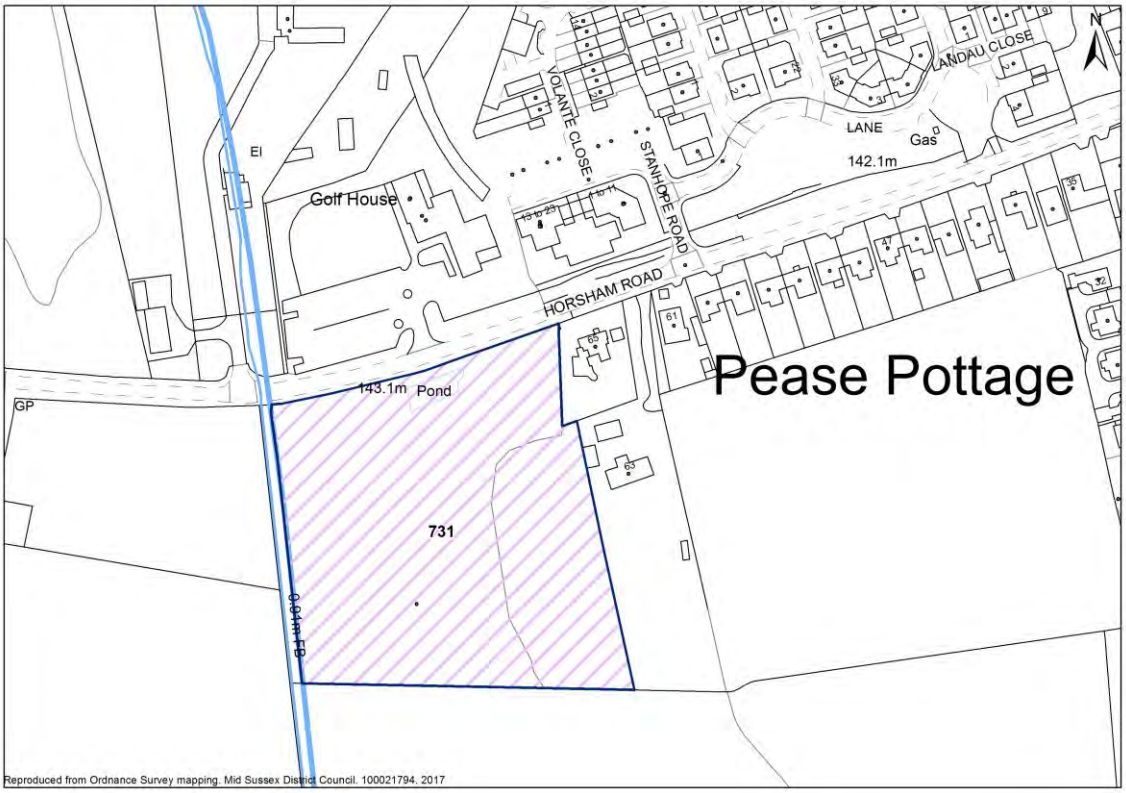
District Plan: Site Selection - Housing

10. Bus Service	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	**Positive**	Within 15 minutes walk

District Plan: Site Selection - Housing

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 Ancient Woodland, 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 Tree Preservation Order 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	**Positive**	First completions in 5 years. No housebuilder on board.
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.

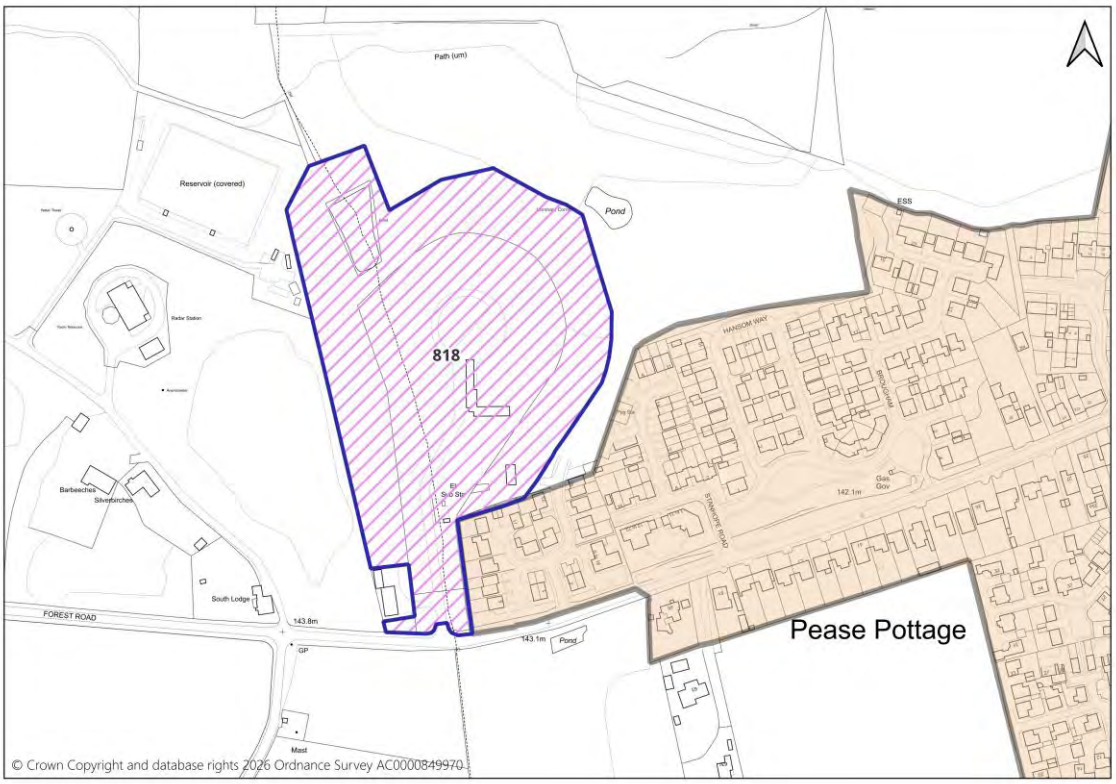
Part 3 - Sustainability / Access to Services

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

District Plan: Site Selection - Housing

Pease Pottage

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



Site Details

Units:	41	Site Area (ha):	1.7

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**	The site is available for development within 5 years, supported by an option agreement with a housebuilder in place.
9. Access	**Very Positive**	Safe access to site already exists.

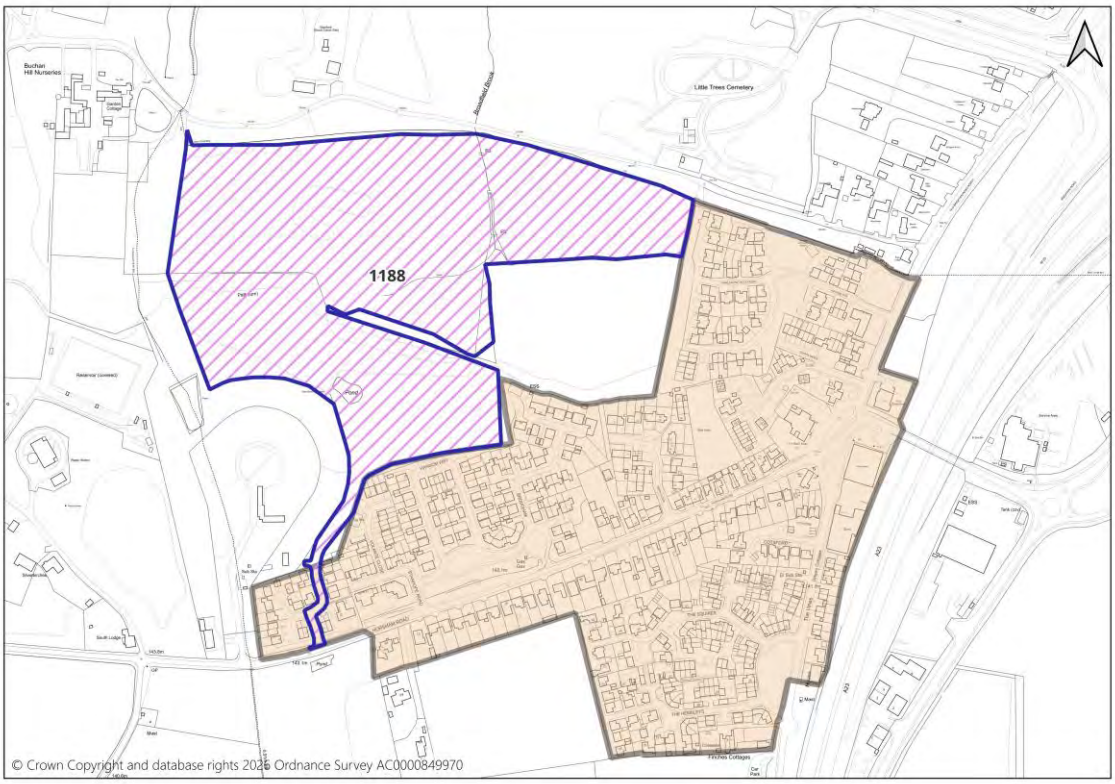
Part 3 - Sustainability / Access to Services

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, over 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

Pease Pottage

ID	1188	Land at Pease Field, Pease Pottage



Site Details

Units:	196	Site Area (ha):	11.4

Part 1 - Planning Constraints

1. Landscape	Negative	Moderate impact on 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	Site is partially affected by ancient woodland. 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	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	Fair	Access to Public Transport and/or frequency of Public Transport in this location is poor
10. Train Service	Poor	
10. Public Transport	Negative	

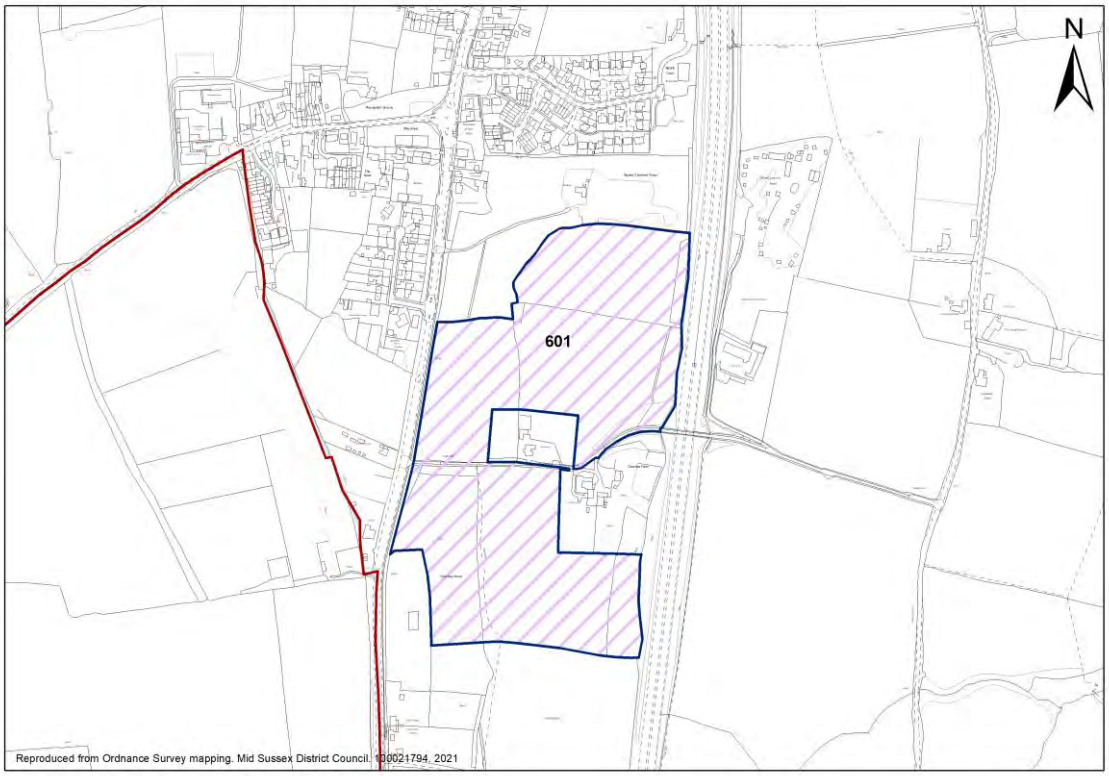
District Plan: Site Selection - Housing

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	**Neutral**	Within 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):	13

Part 1 - Planning Constraints

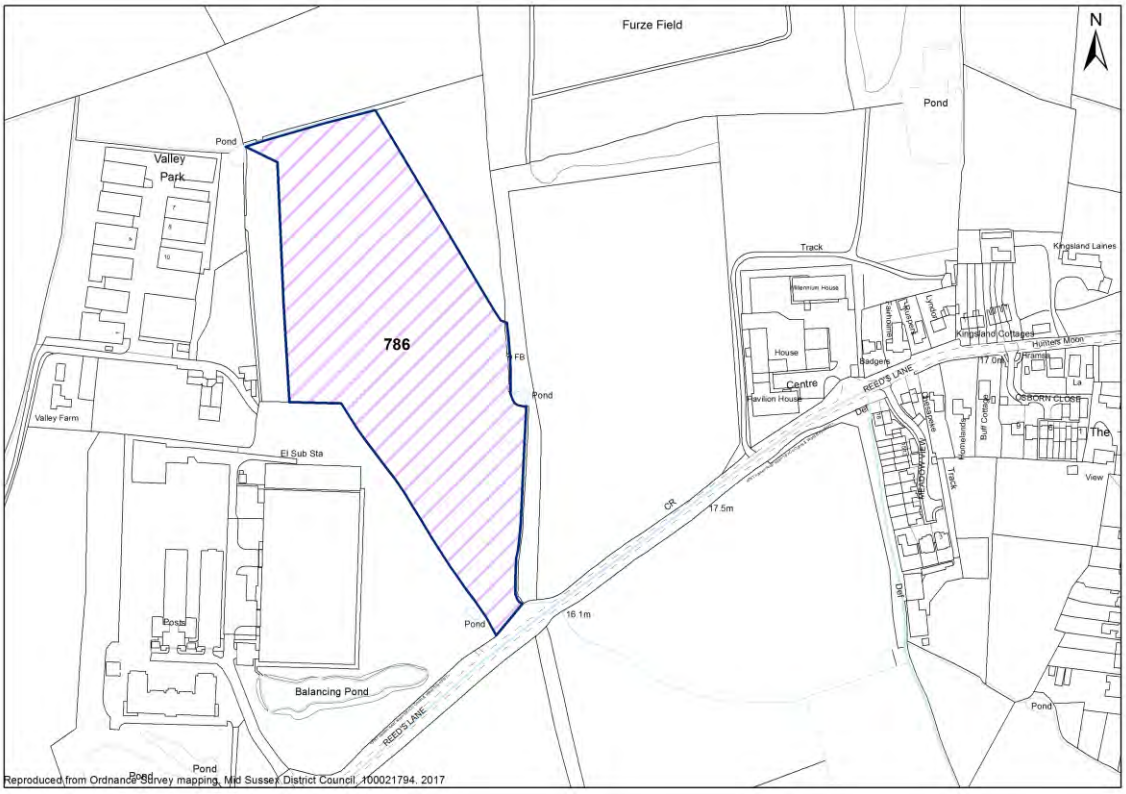
1. Landscape	**Negative**	Low to low/medium potential for change in landscape terms
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
3. Trees	**Negative**	Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient 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 – High impact. Potentially affected include Coombe Farm House, Coombe Barn and Granary (all Grade II). These buildings are both part of the Coombe Farm historic farmstead which also contains other buildings which are likely to be considered curtilage listed or as Non Designated Heritage Asset. A Public Rights Of Way runs east from London Road through the site and on through the farmstead. All these listed buildings are likely to be considered to possess historical evidential and illustrative values as good examples of buildings of their type and period, as well as aesthetic value based in part on the use of vernacular materials viewed in the landscape from which they are drawn. As such the surrounding rural landscape is considered likely to make a strong positive contribution to their special interests and the manner in which these are appreciated. The proposed site surrounds the farmstead on three sides at a close proximity to the buildings. Currently it consists of open fields and woodland. Development would fundamentally affect

		its character reducing or removing the positive contribution it currently makes to the settings and special interests of the listed buildings. Masterplanning work and Heritage Assessment submitted by proponent suggesting how concerns raised could be mitigated. Potential for suitable mitigation.
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 achived.
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	**Negative**	Over 20 minutes walk

District Plan: Site Selection - Housing

Sayers Common

ID 786 **Land east of Avtrade, Reeds Lane, Sayers Common**



Site Details

Units: 75 **Site Area (ha):** 3.62

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**	Adjacent to ancient woodland to the north-west of site. Site screened to the east with mature tree and hedge line.
4. Biodiversity	**Very Positive**	Site not within or adjacent to designated SSSI or LWS
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/close to the site
7. Archaeology	**Very Positive**	No archaeological designations on/adjacent to the site

Part 2 - Deliverability Considerations

8. Availability	**Positive**	The site will become available for development during the plan period. No housebuilder on board.
9. Access	**Positive**	Access does not exist but can be achieved within landholding to adjacent highway or through 3rd party land (agreement in place). 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	

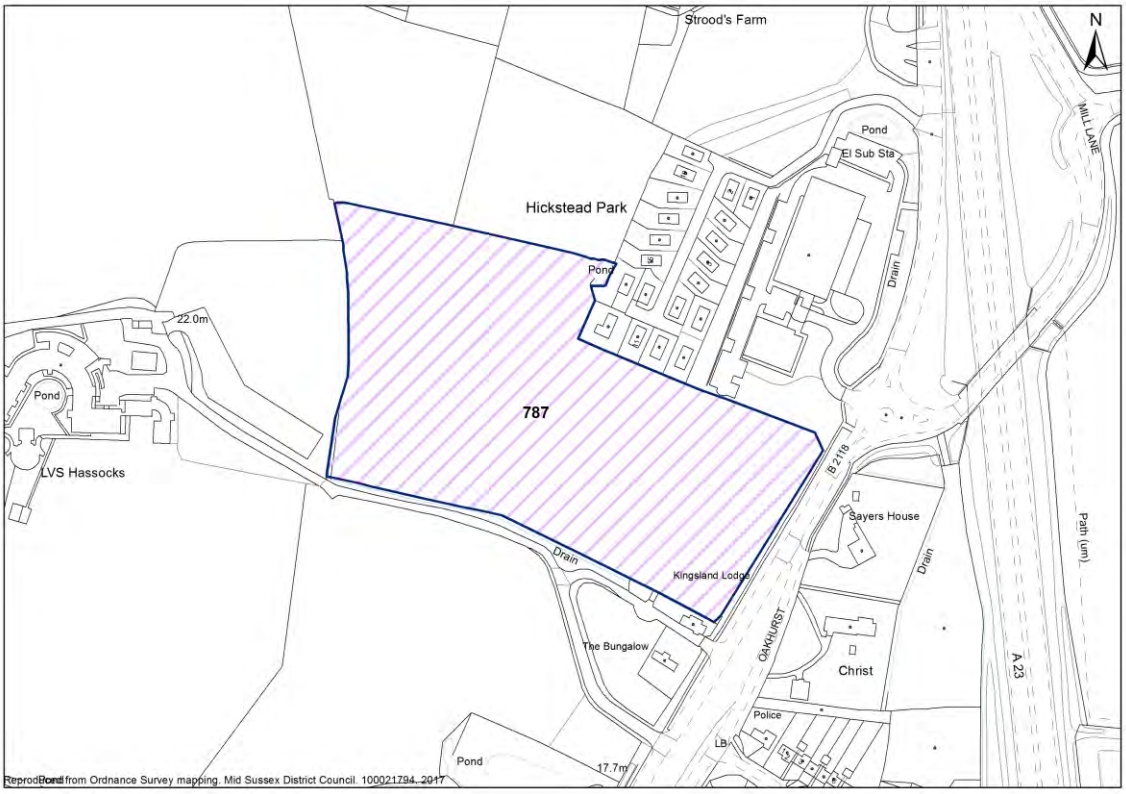
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

Sayers Common

ID	787	Land at Kingsland Lodge, London Road, Sayers Common



Site Details

Units:	75	Site Area (ha):	3.5

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	Site not within or adjacent to designated SSSI or LWS
5. Listed Buildings	Very Positive	No Listed buildings on/near the site
6. Conservation Areas	Very Positive	There are no conservation areas within/close 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. Promoter states that site is available within next 5 years. No housebuilder on board.
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	

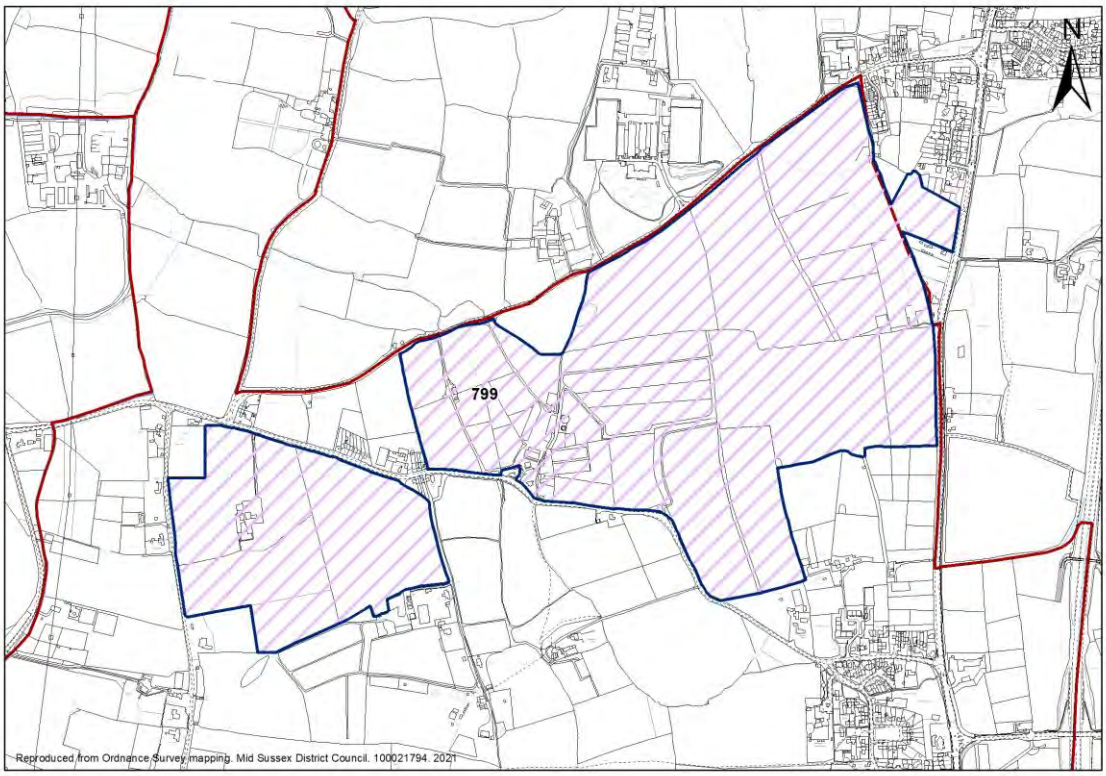
District Plan: Site Selection - Housing

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	**Positive**	Within 15 minutes walk

District Plan: Site Selection - Housing

Sayers Common

ID	799	Land south of Reeds Lane, Albourne



Site Details

Units:	2000	Site Area (ha):	88.5

Part 1 - Planning Constraints

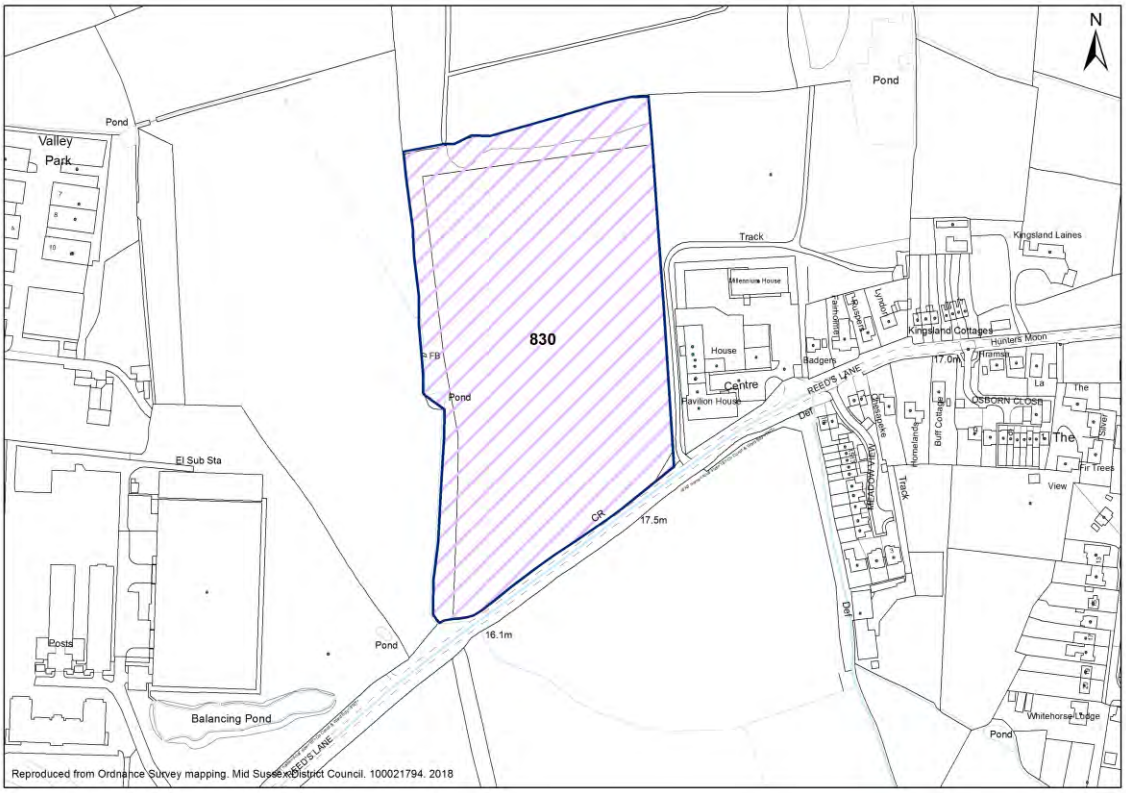
1. Landscape	Negative	Low to low/medium potential for change in landscape terms
2. Flood Risk	Very Positive	The site lies entirely within Flood Zone 1, the area of lowest fluvial
3. Trees	Positive	Presence of trees on site or along the boundaries
4. Biodiversity	Very Positive	Site not within or adjacent to designated site
5. Listed Buildings	Neutral	Listed buildings are present on/within proximity of the site, Less than substantial harm –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 Public Rights Of Way 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. 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.

		North & South Pottersfield Cottage: Residential development on this substantial site would fundamentally alter its character, such that it would become surburbanised. 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. Coombe 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 Coombe 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. Potential for suitable mitigation.
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. Developer on board.
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 Public Transport 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	**Very Positive**	Expected to be provided on-site
13. Health	**Very Positive**	Expected to be provided on-site
14. Retail	**Very Positive**	Expected to be provided on-site

District Plan: Site Selection - Housing

Sayers Common

ID	830	Land to the west of Kings Business Centre, Reeds Lane, Sayers Common



Site Details

Units:	100	Site Area (ha):	3.3

Part 1 - Planning Constraints

1. 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	**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**	The site is available for development within 5 years. Housebuilder has control over the site.

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.

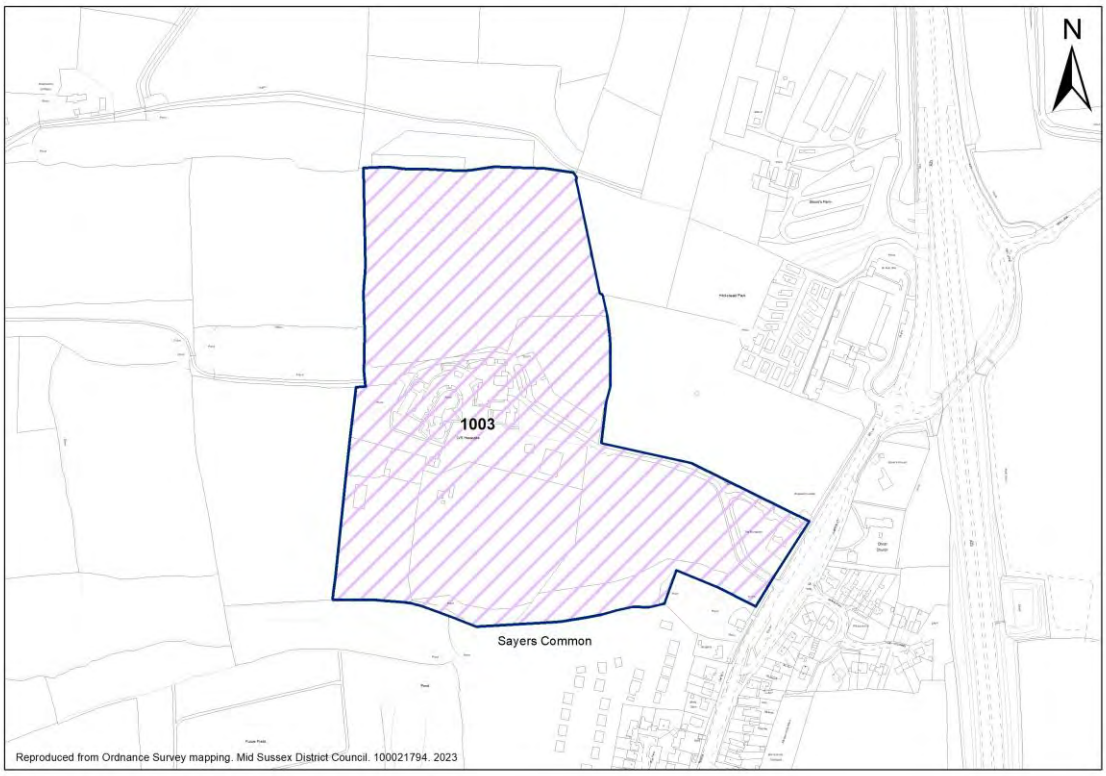
Part 3 - Sustainability / Access to Services

10. Bus Service	Good	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	**Neutral**	Within 20 minutes walk

District Plan: Site Selection - Housing

Sayers Common

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



Site Details

Units: 200 **Site Area (ha):** 10

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	**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**	The site will become available for development during the plan period. Existing school to be relocated within site. Site not in the control of housebuilder.
9. Access	**Very Positive**	Safe access to site already exists.

District Plan: Site Selection - Housing

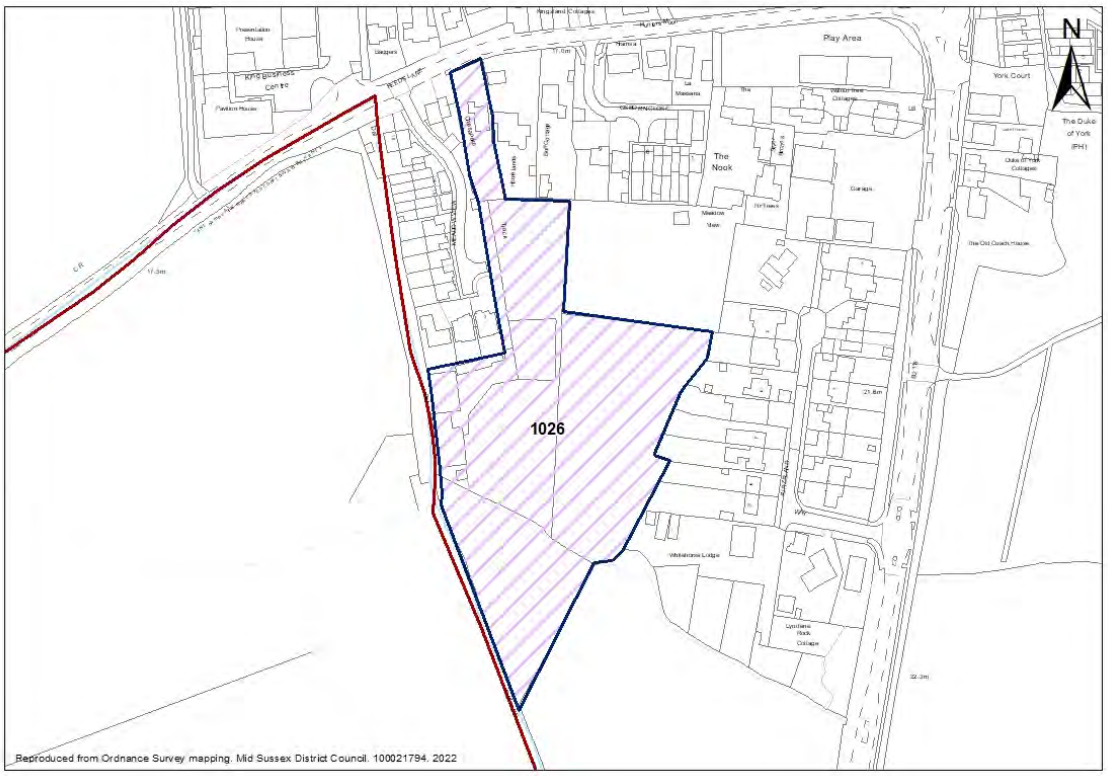
Part 3 - Sustainability / Access to Services

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	**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

District Plan: Site Selection - Housing

Sayers Common

ID	1026	Land at Chesapeke 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	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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. Housebuilder on board.
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	

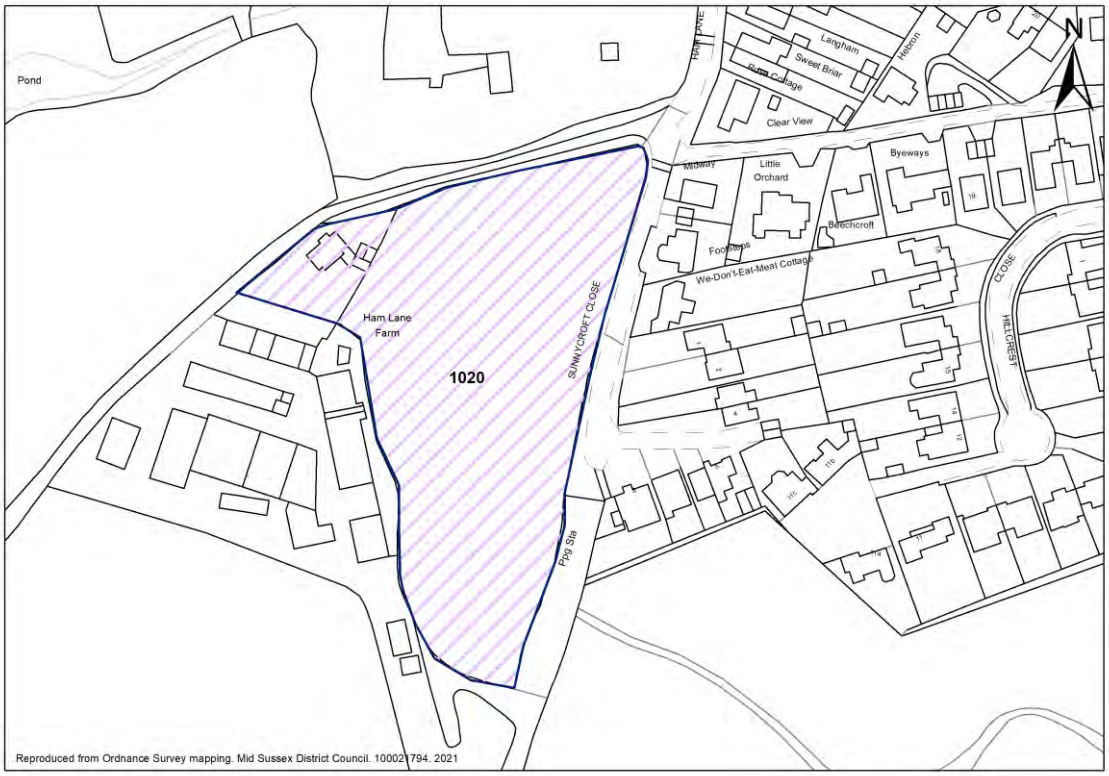
District Plan: Site Selection - Housing

11. Main Service Centre	**Negative**	Journey likely by car only(greater than 20 minutes walk / 30 minutes public transport)
12. Primary School	**Negative**	Over 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**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
3. Trees	**Positive**	Southern part of Site is within 15m of Ancient Woodland and protected trees (Tree Preservation Order 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**	

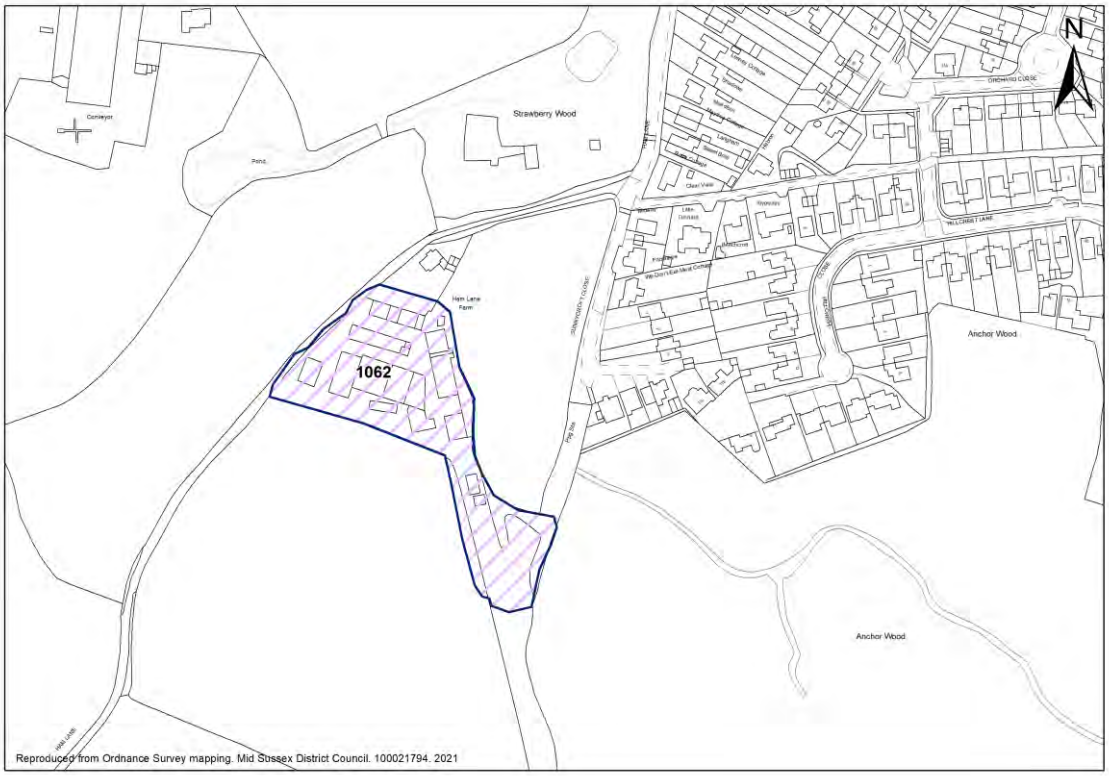
District Plan: Site Selection - Housing

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

District Plan: Site Selection - Housing

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	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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 archaeological asset on or 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

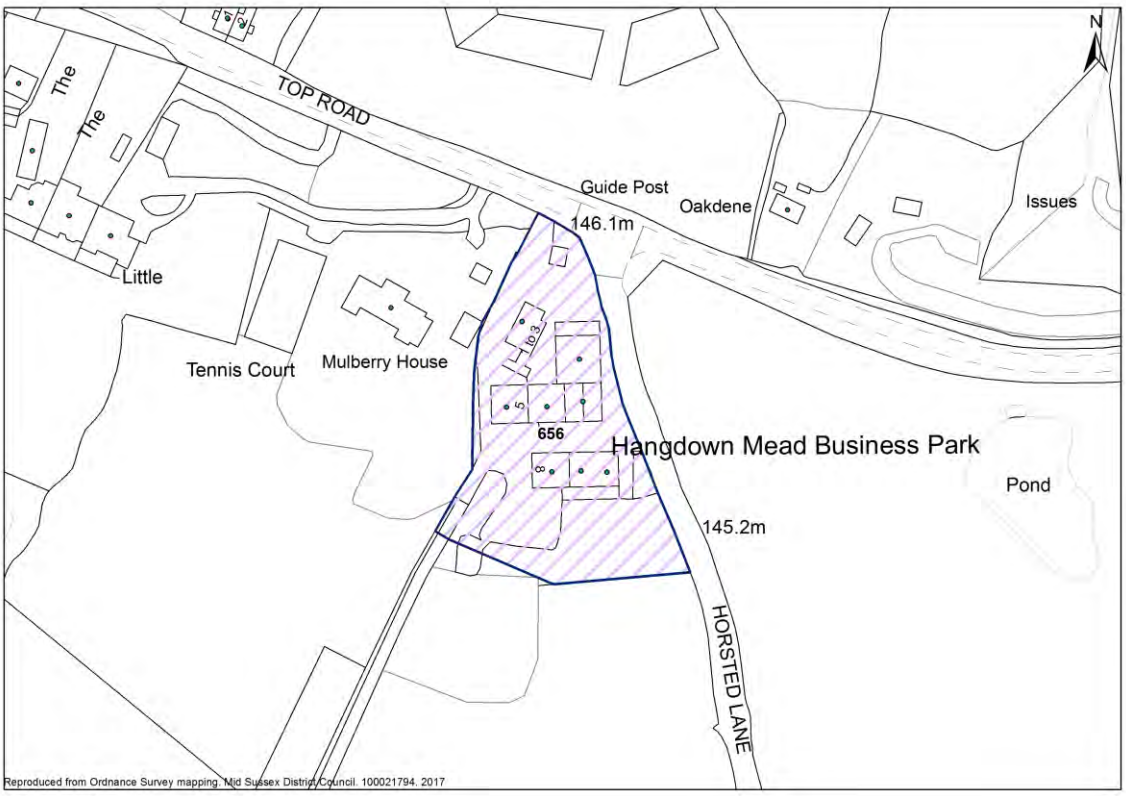
10. Bus Service	Excellent	Access to Public Transport and/or frequency of Public Transport in this location is fair
10. Train Service	Poor	
10. Public Transport	Neutral	
11. Main Service Centre	Negative	Journey likely by car only(greater than 20 minutes walk / 30

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

District Plan: Site Selection - Housing

Sharpthorne

ID	656	Hangdown Mead Business Park, Top Road, Sharpthorne



Site Details

Units: 15 **Site Area (ha):** 0.53

Part 1 - Planning Constraints

1. Landscape	**Negative**	Site lies within the High Weald AONB. CHECK
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**	Site not within or adjacent to designated SSSI and LWS
5. Listed Buildings	**Very Positive**	No listed buildings on/near the site
6. Conservation Areas	**Very Positive**	There are no conservation areas within/close 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. Promoter states that site is available within next 5 years. No housebuilder on board.
9. Access	**Very Positive**	No known constraints to access and site approach to accommodate development

Part 3 - Sustainability / Access to Services

10. Bus Service	Fair	Estimates provided but need to check with Emma.
10. Train Service	Poor	
10. Public Transport	**Negative**	

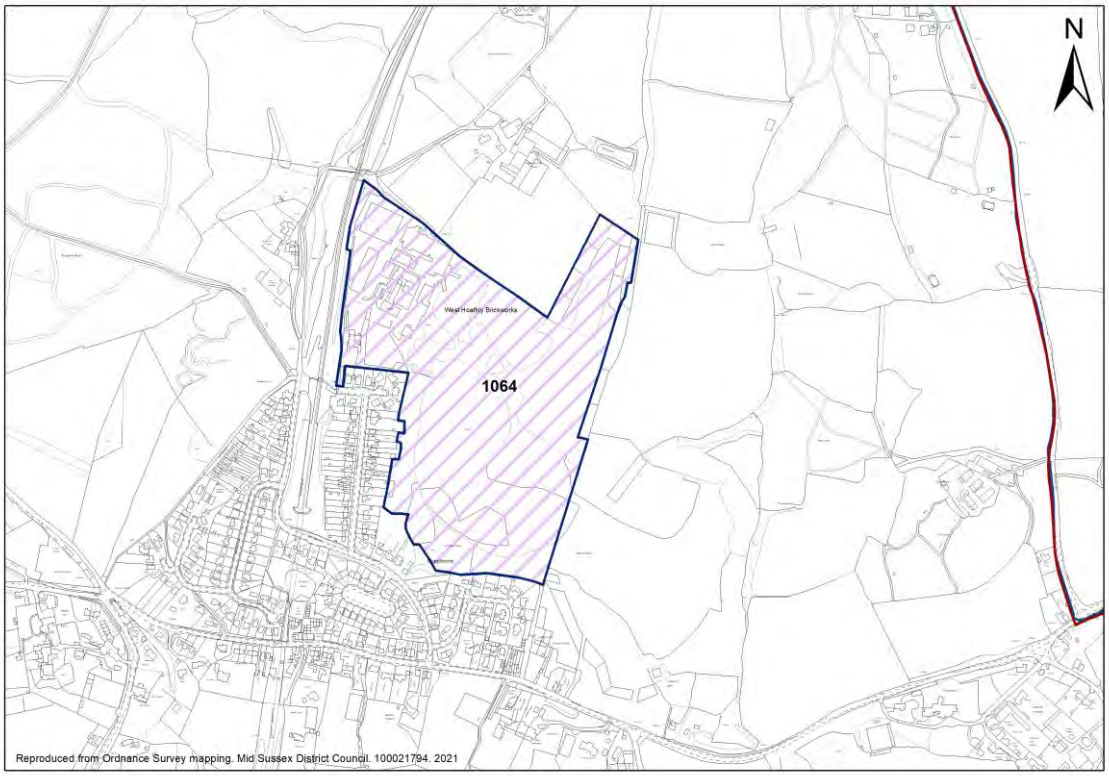
District Plan: Site Selection - Housing

11. Main Service Centre	**Negative**	Journey likely by car only
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

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**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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 Site of Special Scientific Interest (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

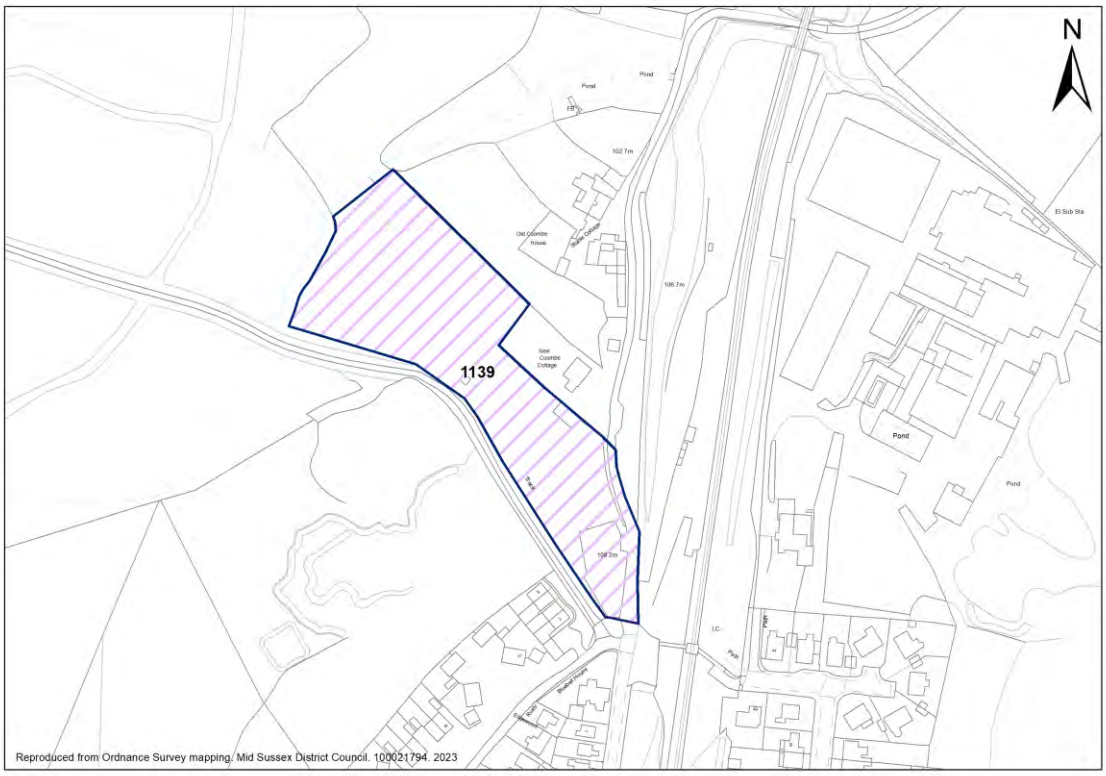
District Plan: Site Selection - Housing

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	**Positive**	Within 15 minutes walk

District Plan: Site Selection - Housing

Sharpthorne

ID 1139 **Land at Station Road**



Site Details

Units: 20 **Site Area (ha):** 1.39

Part 1 - Planning Constraints

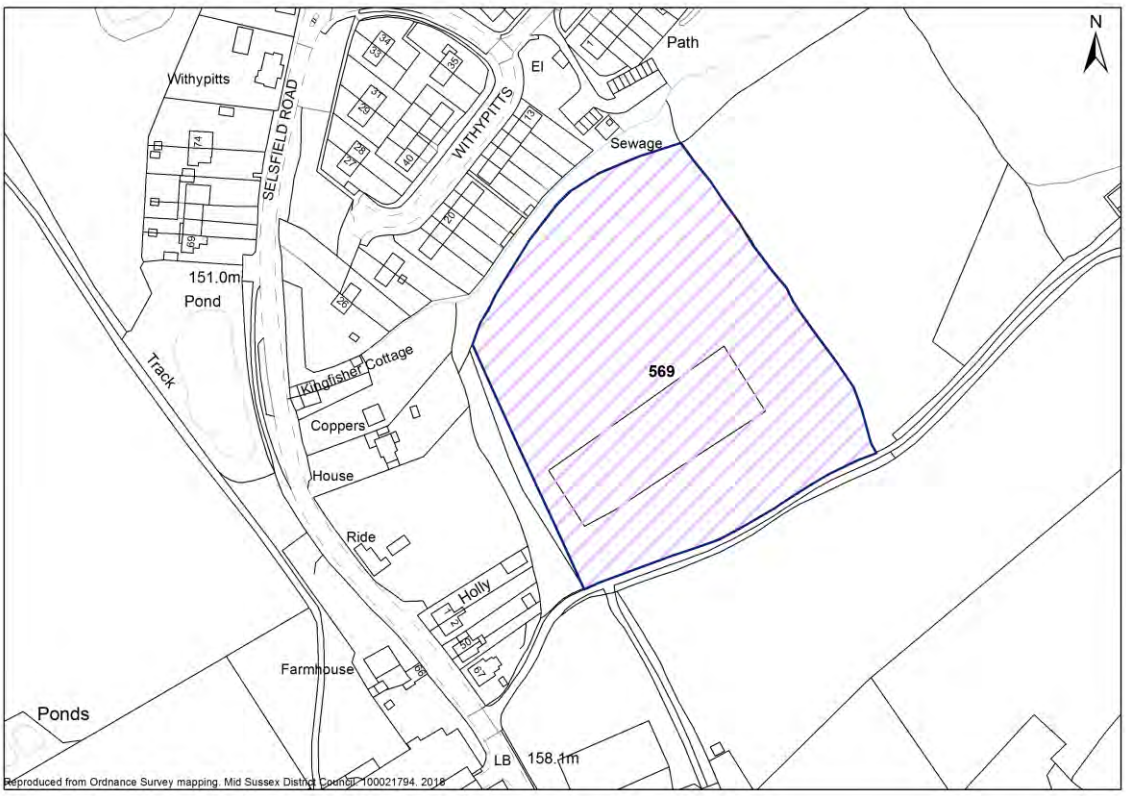
1. Landscape	**Negative**	Moderate impact on the AONB due to the potential impact on adjacent ancient woodland and trees. There are watercourses present to the north and east of the site. The site would extend away from the main settlement and into the countryside, however, the southernmost tip of the site is in close proximity to the built-up area boundary. Bluebell Lane to the south-west of the site and the lane running north-south along the site's eastern boundary is a historic routeway. There are trees and hedgerows on the site boundaries. Woodland, including areas of ancient woodland, is present along the site's western boundary and southwestern boundaries. This woodland to the north and west forms part of the Gravetye Estate. There are no historic field systems mapped nearby. Potential for dark skies given the relatively low density of existing development and little, if no, street lighting near to the site. Opportunities to protect tranquillity and dark skies should be taken.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial
3. Trees	**Neutral**	Site is adjacent to an area of ancient woodland and within the 15m buffer. Development of the site may result in some harm, but mitigation can be achieved.
4. Biodiversity	**Very Positive**	Site is not adjacent to any Sites of Special Scientific interest or Local Wildlife Site
5. Listed Buildings	**Negative**	Old Coombe House, is a Grade II listed late 16th-18th century former farmhouse located in a semi-rural position on the

		northern edge of Sharpthorne. The farmstead has a courtyard of surviving associated farmbuildings to the south east, which are now converted for use as commercial units. These buildings would be regarded as curtilage listed. The proposed development of 20 new houses will have a fundamental impact on the character of the site, which will become suburbanised. This will remove and reverse the positive contribution which the site currently makes to the setting of the farmstead, including a likely adverse impact on views from the farmhouse, and on the character of the approach to it along the entrance track and the PROW. Less than substantial Harm – Mid- High
6. Conservation Areas	**Very Positive**	There are no conservation areas near the site/likely no harm
7. Archaeology	**Very Positive**	No archaeological designations on/ adjacent to site. No impact on archaeological asset
Part 2 - Deliverability Considerations		
8. Availability	**Very Positive**	The site is available for development within 5 years, supported by an option agreement with a housebuilder in place. Arrangements to bring forward site would be dependent on planning permission
9. Access	**Negative**	Site approach would require improvements to accommodate further 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 poor
10. Train Service	Poor	
10. Public Transport	**Negative**	
11. Main Service Centre	**Negative**	Journey likely by car only (greater than 20 minutes walk, more than 30 minutes on 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

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**	Potential to be major development. 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,

		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.

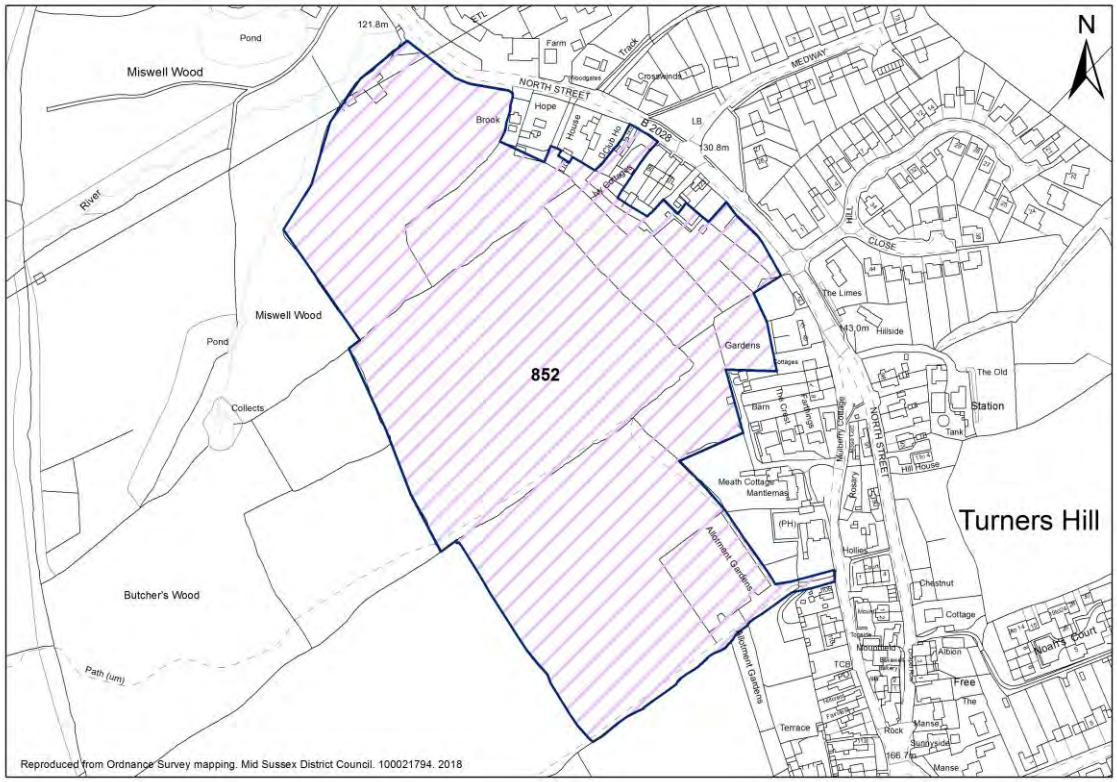
Part 3 - Sustainability / Access to Services

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	**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

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 15m 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 Public House 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: Less than Substantial Harm, 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: Less than Substantial Harm, 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**	Land being promoted by agent. No housebuilder on board.
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.

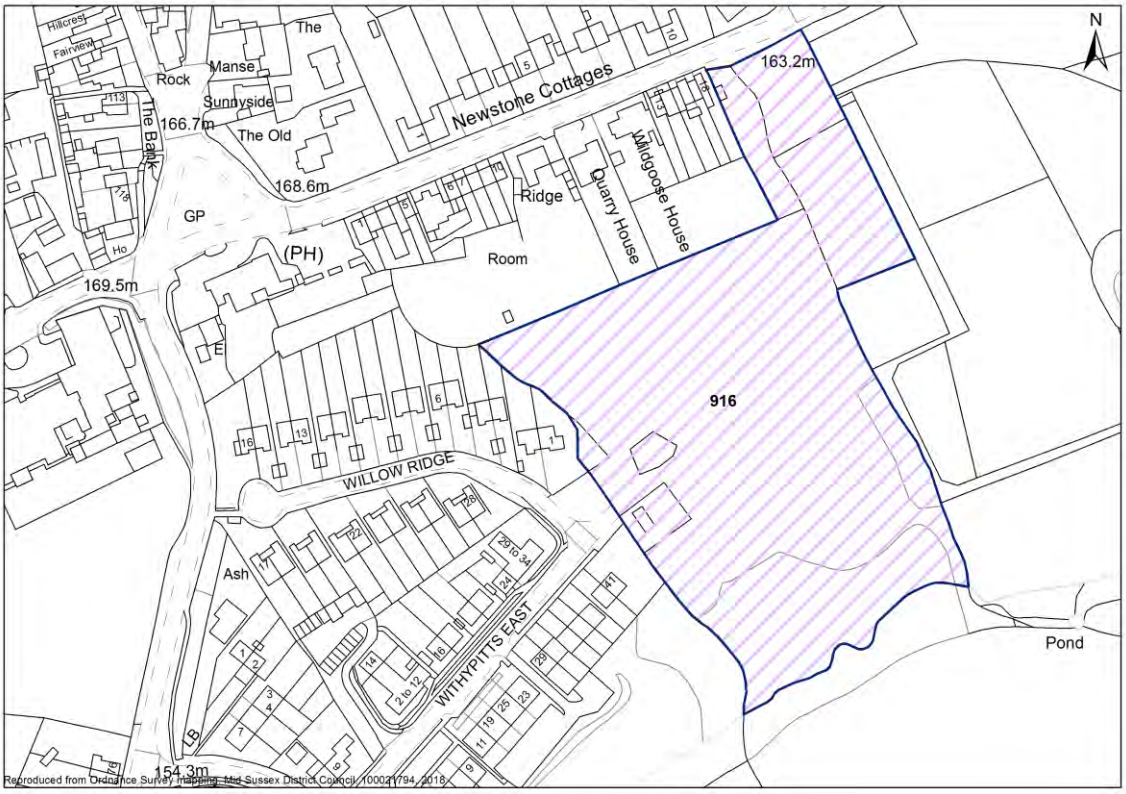
Part 3 - Sustainability / Access to Services

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

District Plan: Site Selection - Housing

Turners Hill

ID 916 **Land on East Street and Withypitts Paddock Turners Hill**



Site Details

Units: 45 **Site Area (ha):** 2.11

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	**Negative**	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: Less than Substantial Harm, 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: Less than Substantial Harm, 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.

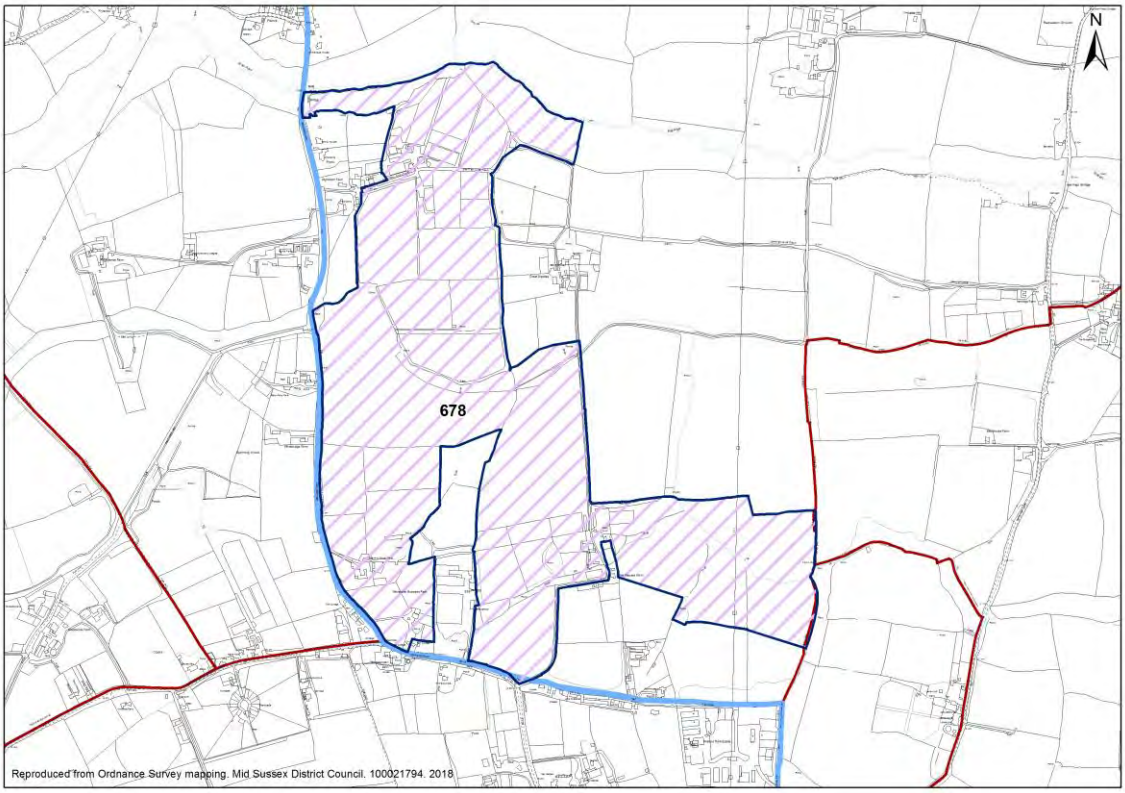
Part 3 - Sustainability / Access to Services

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	**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

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	**Negative**	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. Application 2029/30.
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

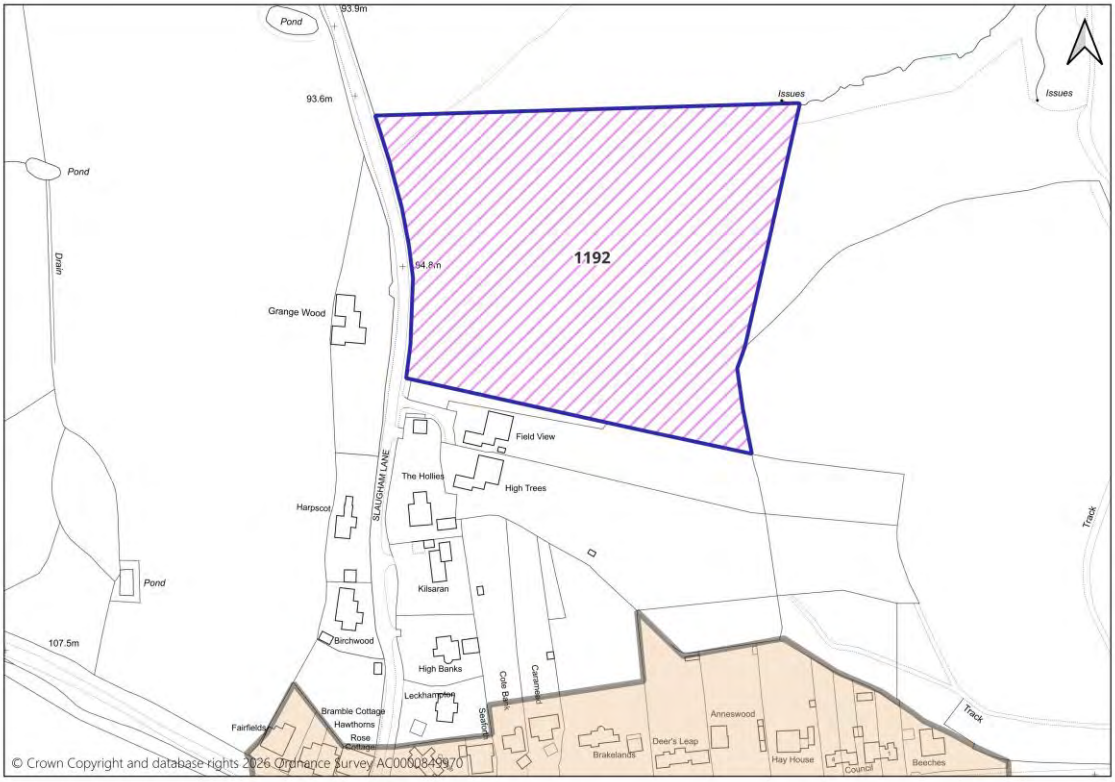
District Plan: Site Selection - Housing

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	**Very Positive**	Education facilities likely to be provided onsite
13. Health	**Very Positive**	Health facilities likely to be provided onsite
14. Retail	**Very Positive**	Retail facilities likely to be provided onsite

District Plan: Site Selection - Housing

Warninglid

ID 1192 **Land east of Slaugham Lane**



Site Details

Units: 8 **Site Area (ha):** 2.96

Part 1 - Planning Constraints

1. Landscape	**Negative**	Moderate impact on the AONB.
2. Flood Risk	**Very Positive**	The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk. (area through site at risk of ruface water flooding).
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 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	**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 poor
10. Train Service	Poor	

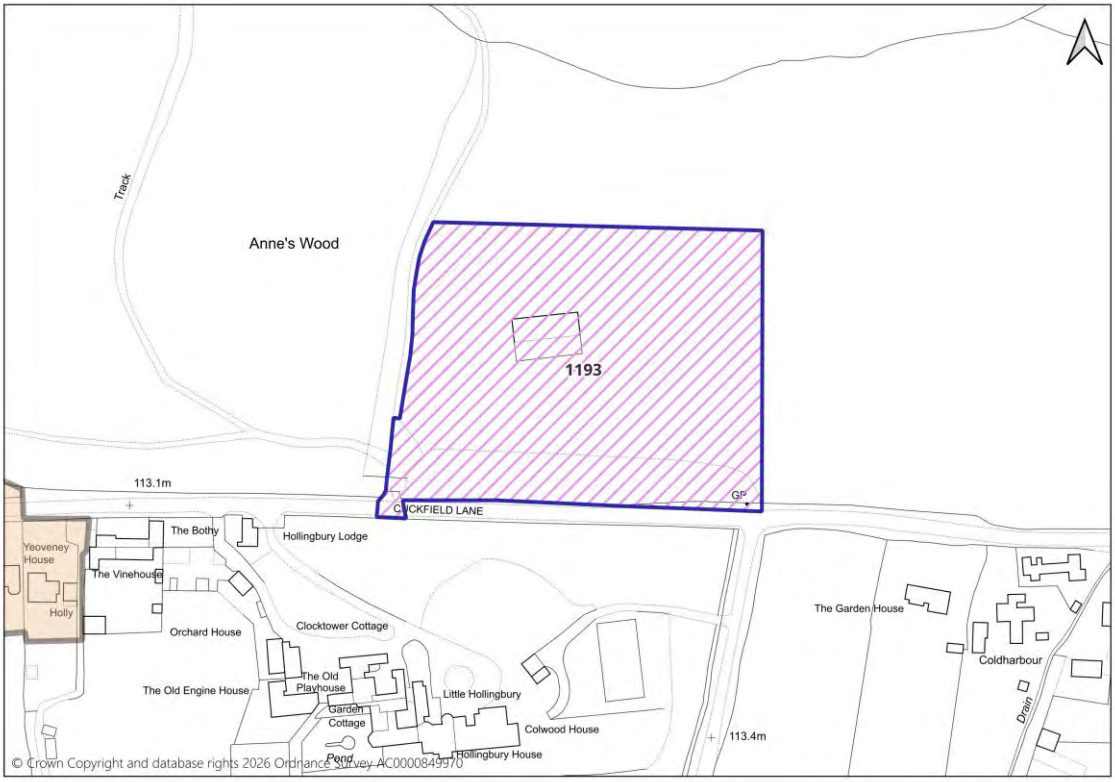
District Plan: Site Selection - Housing

10. Public Transport	**Negative**	
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

District Plan: Site Selection - Housing

Warninglid

ID	1193	Land north of Cuckfield Road



Site Details

Units:	8	Site Area (ha):	1.74

Part 1 - Planning Constraints

1. Landscape	Negative	Moderate impact on 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	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, Less than substantial harm.
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	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

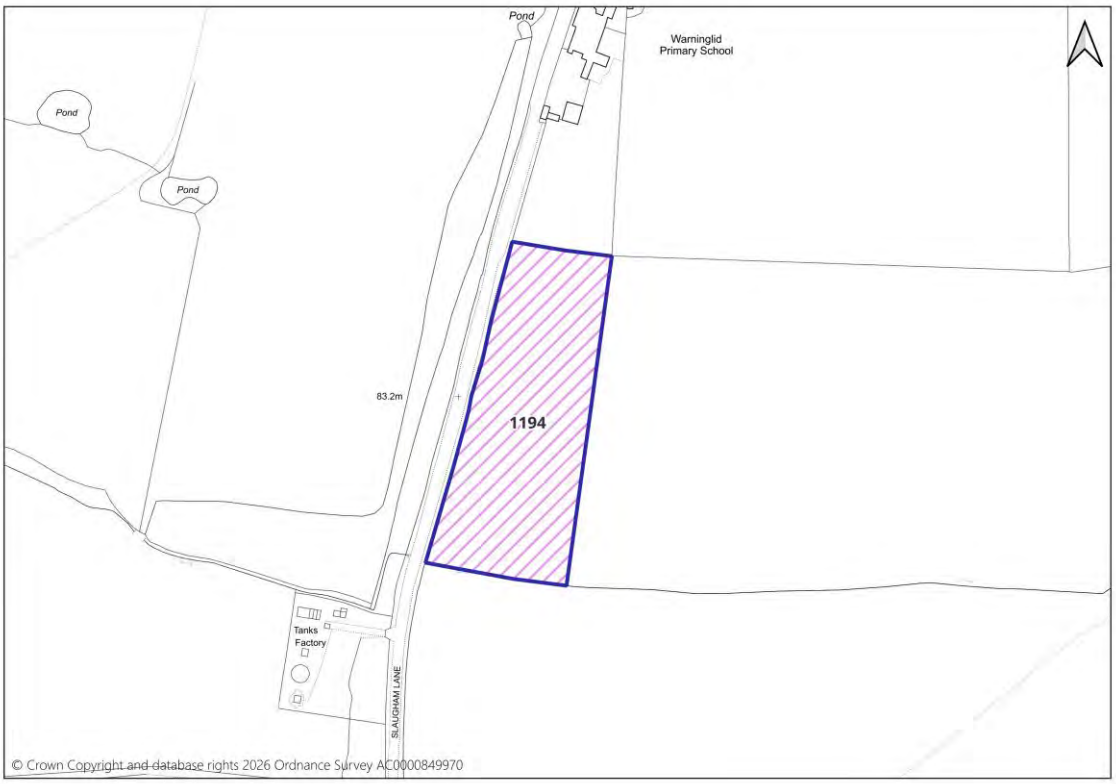
District Plan: Site Selection - Housing

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	**Negative**	Over 20 minutes walk
13. Health	**Negative**	Over 20 minutes walk
14. Retail	**Negative**	Over 20 minutes walk

District Plan: Site Selection - Housing

Warninglid

ID	1194	Land south of Warninglid Primary School (smaller parcel)



Site Details

Units:	5	Site Area (ha):	1.07

Part 1 - Planning Constraints

1. Landscape	Negative	Moderate impact on 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.
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	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	Poor	Access to Public Transport and/or frequency of Public Transport in this location is poor
10. Train Service	Poor	

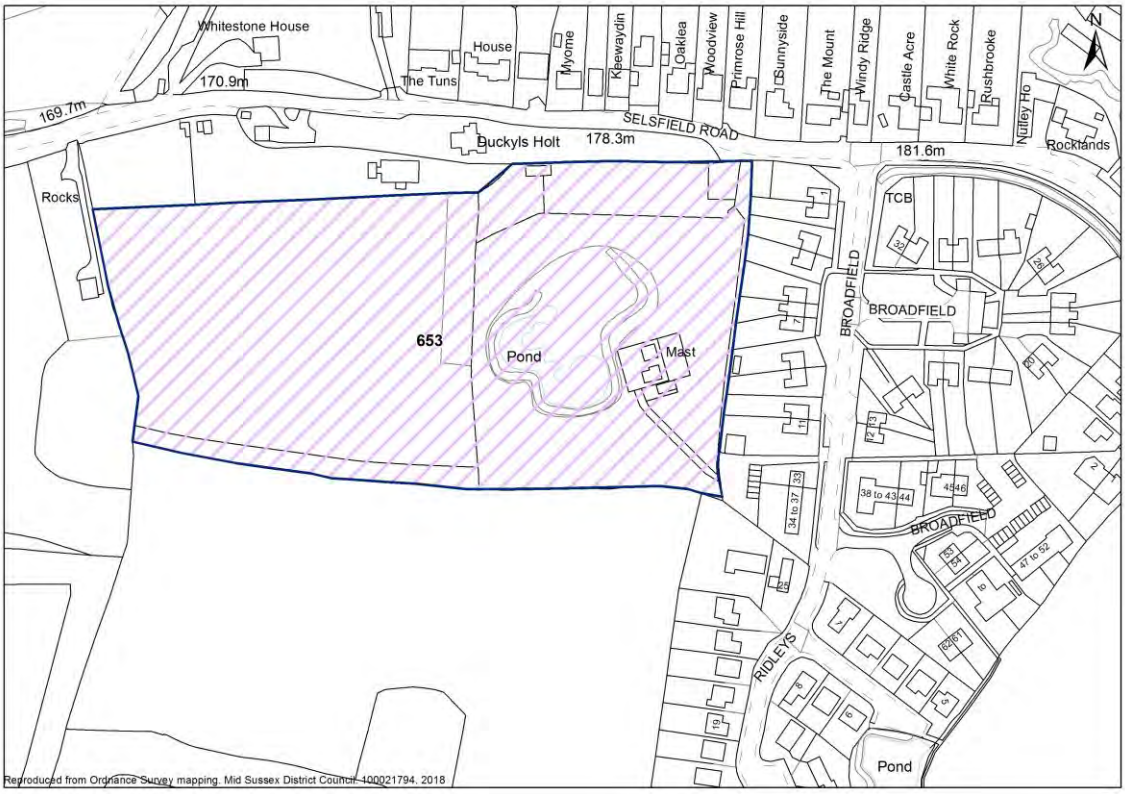
District Plan: Site Selection - Housing

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

West Hoathly

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



Site Details

Units: 20 **Site Area (ha):** 3.2 ha

Part 1 - Planning Constraints

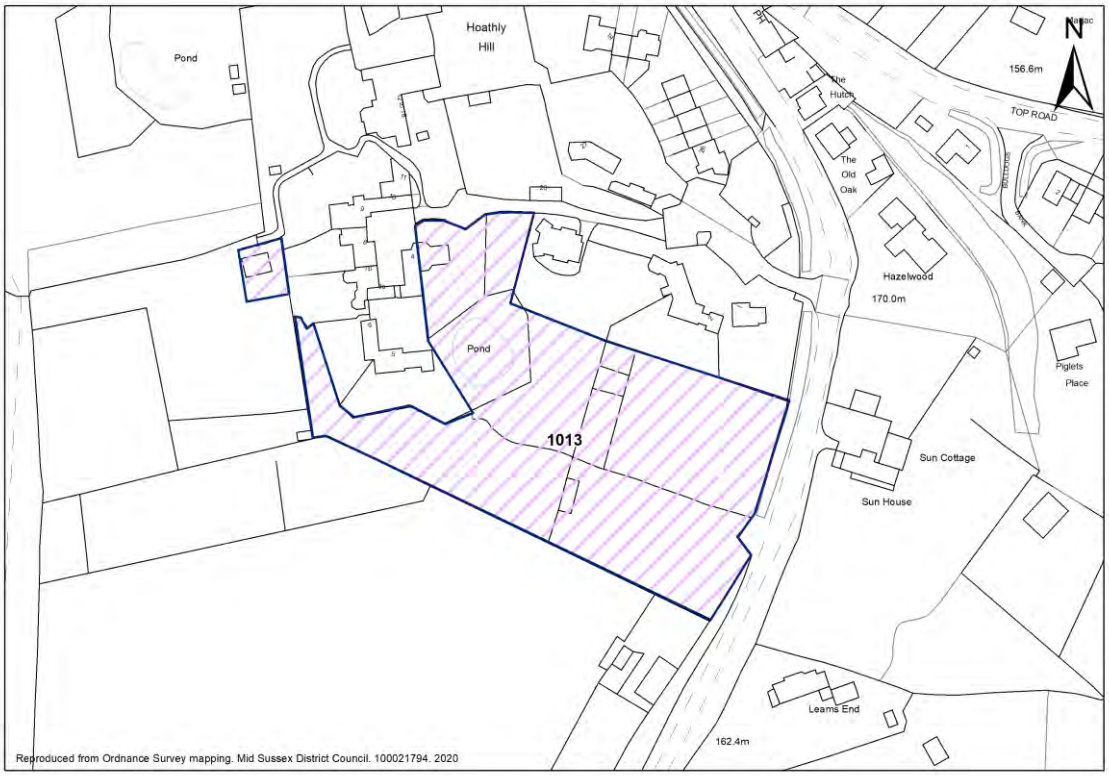
1. Landscape	**Very Negative**	Likely major development in the AONB with no identified exceptional circumstances. Moderate impact on AONB due to partial loss of medieval field system and loss of part of a mature hedgerow for access. High site sloping down to north east. Ponds at eastern end near mast. 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 Public Rights Of Way. 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	**Positive**	The site is not affected by Ancient Woodland. Presence of trees along boundary and group of trees around pond in eastern pasrt of site.
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 – Low impact. Duckyls Holt (Grade II listed 15th century house in formerly rural, now edge of village location). Very limited information on Duckyls Holt suggests that

		as a former rural Sussex building (possibly a former farmhouse?) the surviving rural setting will make a positive contribution to its special interest. The site at present is an open field, with a rural character. Development on it would fundamentally change this character. Duckyls Holt would lose the greater part of its remaining direct relationship with its original rural setting. Potential for suitable mitigation.
6. Conservation Areas	**Neutral**	Conservation Area potentially affected by development; likely to be some impact on the character of the approach to the Conservtion Area from the west along Selsfield Road. Less than Substantial Harm - Low. Potential for suitable mitigation.
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 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. Developer Questionnaire 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

District Plan: Site Selection - Housing

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	The site lies entirely within Flood Zone 1, the area of lowest fluvial
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	Negative	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	Very Negative	The site will not become available for development during the plan period, not available for development.
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	**Positive**	Within 15 minutes walk
13. Health	**Positive**	Within 15 minutes walk
14. Retail	**Very Positive**	Within 10 minutes walk