

Site Name	Land West of Malling Down, Lewes	Reference	P1 (24LW)
------------------	---	------------------	------------------



Total site area (ha)	6.2	Current uses	Agricultural Land
Undeveloped land (ha)	6.2	Number of units	0
Grid reference	542286 111512	Sequential status (offices only)	Out-of-centre
Site status	Not allocated in Local Plan	Density	N/A

Criteria	Comment	Score (out of 5)
Strategic access	Adjacent to A26 although reported congestion in this location	3
Local accessibility (local road access and public transport)	Scope to provide direct site access off A26 with improved junction; on a good bus route with bus stops on Malling Down within 150 m; Train/bus stations beyond 1 km and not within walking distance.	3
Proximity to urban areas and access to labour & services	Adjoins northern edge of Lewes urban area, beside residential area providing local labour supply; distant from town centre services and no significant local services	3
Compatibility of adjoining uses	Open land on two sides, road to east; residential area to south but large site offers scope to minimise any conflicts with employment uses	4
Development and environmental constraints	Large, slightly sloping greenfield site; within National Park and flood zone 1; likely impacts on landscape/views; no obvious physical development constraints and being promoted for housing by owner	3
Market attractiveness	Potentially high profile site adjacent to A26 but not near established employment areas and remote from services	3
Planning factors	Within National Park and designated Countryside area; promoted as housing site by owner	
Barriers to delivery	None obvious other than need for improved road junction as site appears to be in single ownership	
Potential uses	Mixed residential and industrial or office use	
Timescale/availability	Likely to be available for development in short-term (0-5 years)	

Total Score: **19**

[Scoring: 5 = best, 1 = worst]

Site Name	Land west of Lewes Prison, Lewes	Reference	P2 (12LW)
------------------	---	------------------	------------------



Total site area (ha)	7.4	Current uses	Agricultural land used for horse training
Undeveloped land (ha)	7.4	Number of units	N/A
Grid reference	539996, 110007	Sequential status (offices only)	Out-of-centre
Site status	Not allocated in Local Plan	Density	N/A

Criteria	Comment	Score (out of 5)
Strategic access	Within 1.5 km of A27 road but via small local road and A277 Brighton Road, which is not heavily congested	3
Local accessibility (local road access and public transport)	Limited road access via single lane road past prison although scope to widen or upgrade this and provide new access road into site; over 1 km from Lewes railway station and town centre public transport; bus stop within 240 m on Neville Road	2
Proximity to urban areas and access to labour & services	Adjoins residential area on edge of Lewes urban area; over 1 km to Lewes town centre services; only local shops nearby	3
Compatibility of adjoining uses	Adjacent to residential across road on southern side but open land on other 3 sides; close to Lewes Prison	4
Development and environmental constraints	Large, slightly sloping greenfield site with few constraints in terms of flood risk (Zone 1); within National Park and east part of site is protected land associated with Lewes Battlefield	1
Market attractiveness	Low profile location distant from services with no established employment areas nearby	2
Planning factors	Within National Park and designated Battlefield site and adjacent to National Park; promoted as housing site by owner	
Barriers to delivery	Battlefield designation and Housing aspirations of landowners	
Potential uses	Industrial	
Timescale/availability	Short term (0-5 years)	

Total Score: **17**

[Scoring: 5 = best, 1 = worst]

Site Name	Former Southern Water Works site, Ham Lane, Lewes	Reference	P3 (13LW)
------------------	--	------------------	------------------



Total site area (ha)	1.6	Current uses	Water Treatment Plant
Undeveloped land (ha)	1.6	Number of units	N/A
Grid reference	542188, 109294	Sequential status (offices only)	Out-of-Centre
Site status	Existing utility site, not allocated in Local Plan	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Lies close to A26 and A27 but access to them is convoluted and over 3 km away via small roads through residential areas.	1
Local accessibility (local road access and public transport)	Access via Ham Lane, which is not a publicly maintained road but has highway rights for first 160m from Mountfield Road. No pedestrian facilities and current road standard unsuitable for potential development traffic. Would need upgraded access road. Rail station 0.9 km away via pedestrian path and within walking distance but no bus stops nearby	2
Proximity to urban areas and access to labour & services	Outside but within 0.5 km of Lewes urban area and residential areas and approximately 1 km to town centre; no local shops or services near the site.	3
Compatibility of adjoining uses	Adjoins open land and Rover Ouse on 3 sides but Council household waste site adjacent	3
Development and environmental constraints	Medium size, generally level, partly brownfield site but in flood risk Zone 3a - would require PPS25 exception test and likely flood mitigation works; possible ground contamination.	2
Market attractiveness	Isolated, low profile site remote from town centre and any services; also being promoted for housing development.	2
Planning factors	Unallocated site; within National Park boundary and adjacent to SNCI.	
Barriers to delivery	Ham Road has multiple owners – potential for ransom strips; site being promoted for housing or employment use by owners.	
Potential uses	Possibly B1c, B2 uses	
Timescale/availability	Short term (0-5 years)	

Total Score: **13**

[Scoring: 5 = best, 1 = worst]

Site Name	Old Malling Farm, Lewes	Reference	P4 (01LW)
------------------	--------------------------------	------------------	------------------



Total site area (ha)	15.63	Current uses	Agricultural land
Undeveloped land (ha)	15.63	Number of units	N/A
Grid reference	541122, 111390	Sequential status (offices only)	N/A
Site status	Unallocated site	Density	N/A

Criteria	Comment	Score (out of 5)
Strategic access	Over 1 km to A26 but via local roads through residential areas.	3
Local accessibility (local road access and public transport)	Access through residential estate via narrow, single lane bridge over former railway track; would require major road upgrading; not well served by public transport although one bus stop near site.	1
Proximity to urban areas and access to labour & services	Adjoins residential estate to east; remote from town centre approximately 2 km away; few local services available nearby other than Tesco foodstore.	2
Compatibility of adjoining uses	Adjoins residential estate to east but large enough site to be mitigated; River Ouse to west and open land to north and south	4
Development and environmental constraints	Very large, slightly sloping and elongated site with no obvious physical development constraints although small part within Flood Zone 3. However, significant landscape impact likely.	2
Market attractiveness	Remote, low profile location distant from established employment areas and services;	1
Planning factors	Within National Park boundary; adjacent to SNCI, Conservation Area and partly within Local Archaeological Interest Area.	
Barriers to delivery	High infrastructure costs to provide access; site being promoted for housing use by owners.	
Potential uses	Possibly B1c, B2	
Timescale/availability	Short term (0-5 years)	

Total Score: **13**

[Scoring: 5 = best, 1 = worst]

Site Name	Land between River Ouse and Mayhew Way, Lewes	Reference	P5
------------------	--	------------------	-----------



Total site area (ha)	5.6	Current uses	Open recreation area
Undeveloped land (ha)	5.6	Number of units	N/A
Grid reference	541,850, 111,000	Sequential status (offices only)	N/A
Site status	Not allocated site	Density	Low

Criteria	Comment	Score (out of 5)
Strategic access	Under 1 km from A26 but via local roads mainly through industrial areas and some residential areas.	3
Local accessibility (local road access and public transport)	Potential for new access to site from roundabout on South Downs Road, which serves an industrial area. Under 1 km to town centre rail and bus services.	4
Proximity to urban areas and access to labour & services	Approximately 1 km from town centre services via footpath and adjoins residential area to north. No local services nearby.	3
Compatibility of adjoining uses	Adjoins River Ouse to south west, open land to north west, industrial estate to east and small area of residential to north; large enough site to avoid adverse impacts.	4
Development and environmental constraints	Large, sloping greenfield site with scope to provide new road access. Not within area of flood risk.	3
Market attractiveness	Adjoins established industrial area	3
Planning factors	Subject to Countryside policies and restrictions applying to playing fields	
Barriers to delivery	Playing fields would need to be relocated which is likely to be difficult	
Potential uses	B1c, B2 and small scale B8	
Timescale/availability	Short Term	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

Site Name	North Street Strategic Development Site, Lewes	Reference	P6 (19LW)
------------------	---	------------------	------------------



Total site area (ha)	7.5	Current uses	Industrial estate
Undeveloped land (ha)	0	Number of units	
Grid reference	541652, 110551	Sequential status (offices only)	Edge of Centre
Site status	Existing employment use	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	0.7 km to junction with A26 and 2 km to A27 via North Street, Little East Street and Phoenix Causeway but strategic roads reached via town centre roads	4
Local accessibility (local road access and public transport)	North Road is the only access into the site and may need new junction on Phoenix Causeway. Lewes bus station only 300m from the site and the railway station some 600m away.	4
Proximity to urban areas and access to labour & services	Within Lewes urban area and near residential areas	5
Compatibility of adjoining uses	River Ouse on north east boundary; supermarket to the south, mature trees and open space to the north and west of the site. Car parking to the west and some residential dwellings to the south.	4
Development and environmental constraints	Large, developed industrial estate within Zone 3a flood risk area; new development would require flood defences; some contamination and requires piling so development costs likely to be high; adjoining conservation area and ancient monument may be constraints	2
Market attractiveness	Established employment area close to town centre services	3
Planning factors	Within National Park; adjacent to conservation Area; partly within Local Archaeological Interest Area; adjacent to The Green Wall Scheduled ancient monument and nearby listed buildings	
Barriers to delivery	Multiple owners; high costs of flood defences and development	
Potential uses	B1 and B2	
Timescale/availability	Short term (0-5 years)	

Total Score: **22**

[Scoring: 5 = best, 1 = worst]

Site Name	Harveys Brewery Yard, Lewes	Reference	P7 (23LW)
------------------	------------------------------------	------------------	------------------



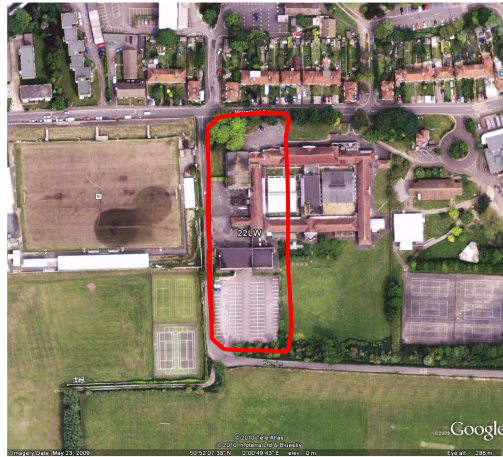
Total site area (ha)	0.23	Current uses	Storage/office uses
Undeveloped land (ha)	0.23	Number of units	N/a
Grid reference	541659, 109925	Sequential status (offices only)	Edge of Centre
Site status	Existing employment use	Density	N/A

Criteria	Comment	Score (out of 5)
Strategic access	Under 1 km from A26 via fairly congested urban roads but only 2 km from A27 via A26;	3
Local accessibility (local road access and public transport)	Adequate road access from Pinwell Road, although this also serves the heavily used station car park nearby. Lewes railway station some 50m walk away. Nearby bus stops on Station Road and near town centre transport	4
Proximity to urban areas and access to labour & services	Within Lewes town centre area with good access to residential areas Lies close to Lewes town centre and public transport access to labour supply	5
Compatibility of adjoining uses	Station car park to south across Pinwell Road; brewery buildings to east; rear of residential premises to north; elevated road and car park to west	4
Development and environmental constraints	Small, level site adjoining brewery; adjacent to Grade II listed buildings on Lansdowne Place, adjoins a conservation area and within Flood Risk Zone 3a.	2
Market attractiveness	Within established employment area close to station and town centre services;	3
Planning factors	Within National Park; adjacent to Grade II listed buildings; adjoins conservation area	
Barriers to delivery	Site being promoted for housing but in single ownership.	
Potential uses	B1a	
Timescale/availability	Short term (0-5 years)	

Total Score: 21

[Scoring: 5 = best, 1 = worst]

Site Name	Land within South Downs College site, Lewes	Reference	P8 (22LW)
------------------	--	------------------	------------------



Total site area (ha)	0.77	Current uses	Part of Further Education College
Undeveloped land (ha)	0.77	Number of units	N/A
Grid reference	541789, 109620	Sequential status (offices only)	Edge of Centre
Site status	Not allocated	Density	N/A

Criteria	Comment	Score (out of 5)
Strategic access	Approximately 2 km to A26 and 3 km to A27 via but via small urban road and congested town centre area	2
Local accessibility (local road access and public transport)	Road access from Ham Lane, a narrow sub-standard road; within walking distance of Lewes town centre public transport with railway station some 300m away. Nearby bus stops on Station Road and at Lewes Priory School	3
Proximity to urban areas and access to labour & services	Edge of town centre with good access to services and transport links to residential areas and labour supply	4
Compatibility of adjoining uses	Adjoining uses are playing fields, football ground and other college uses.	5
Development and environmental constraints	Brownfield site with college buildings partly within Zone 3a flood risk area, partly within Zone 1; adjoins conservation area; Group TPO could restrict developable area	3
Market attractiveness	Not established office area but proximity to College may enhance image; close to town centre services	3
Planning factors	Within National Park; adjacent to conservation Area;	
Barriers to delivery	Owned by college and availability/timescale for development unclear;	
Potential uses	B1a	
Timescale/availability	Short to Medium term (0-10 years)	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

Site Name	Riverside, Cliffe, Lewes	Reference	P9 (10LW)
------------------	---------------------------------	------------------	------------------



Total site area (ha)	0.45	Current uses	Industrial uses
Undeveloped land (ha)	0	Number of units	
Grid reference	542089, 110119	Sequential status (offices only)	Edge of Centre
Site status	Allocated for residential	Density	Medium

Criteria	Comment	Score (out of 5)
Strategic access	0.5 km to junction with A26 and 2 km to A27 via A26 but initially via small town centre roads	3
Local accessibility (local road access and public transport)	Close to town centre public transport, 250m from the nearest bus stop and within walking distance (750m) of rail station. Local road access adequate but via small urban roads.	3
Proximity to urban areas and access to labour & services	Within Lewes urban area and near residential areas	4
Compatibility of adjoining uses	Adjoins River Ouse to west;	4
Development and environmental constraints	Small, developed industrial area with some vacant units; within Zone 3a flood risk area; new development would require flood defences; adjoining conservation area and listed building may be constraints	1
Market attractiveness	Established employment area close to town centre services; reasonable prominence on riverside	3
Planning factors	Within National Park; adjacent to conservation Area; and nearby listed building	
Barriers to delivery	High flood risk and cost of flood defences; occupied by industrial firms; allocated residential site	
Potential uses	B1a	
Timescale/availability	Medium to long term (10-15 years)	

Total Score: **18**

[Scoring: 5 = best, 1 = worst]

Site Name	Phoenix Causeway Car Park, Lewes	Reference	P10 (7LW)
------------------	---	------------------	------------------



Total site area (ha)	0.34	Current uses	Surface Car park
Undeveloped land (ha)	0.34	Number of units	N/A
Grid reference	542061, 110338	Sequential status (offices only)	Edge of Centre
Site status	Not allocated	Density	N/A

Criteria	Comment	Score (out of 5)
Strategic access	Under 1 km to roundabout on A26 and under 2 km to A27 via reasonable urban roads	4
Local accessibility (local road access and public transport)	Adequate road access to car park off Harveys Way. Lewes bus station only 300m from the site and the railway station some 600m away.	4
Proximity to urban areas and access to labour & services	Within Lewes urban area on eastern edge of town centre and near public transport links to residential areas	5
Compatibility of adjoining uses	Mixture of adjoining uses including hotel, commercial uses, parking and some residential but not incompatible with office use.	4
Development and environmental constraints	Small level site used as surface car park. Within area of fairly low rise buildings and adjoins conservation area which could limit scale of development; within Flood Risk Zone 3.	1
Market attractiveness	Within established commercial area close to town centre services	3
Planning factors	Within National Park; adjacent to conservation Area; partly within Local Archaeological Interest Area;	
Barriers to delivery	High flood risk; Council ownership; possible need to replace car parking	
Potential uses	B1a	
Timescale/availability	Short to Medium term (0-10 years)	

Total Score: **21**

[Scoring: 5 = best, 1 = worst]

Site Name	Land to the East of Caburn Enterprise Centre, Ringmer	Reference	P11
------------------	--	------------------	------------



Total site area (ha)	8.8	Current uses	Open fields
Undeveloped land (ha)	8.8	Number of units	n/a
Grid reference	546307,113005	Sequential status	Out of centre
Site status	Undeveloped, unallocated site	Density	n/a

Criteria	Comment	Score (out of 5)
Strategic access	4.5 km to A26 and the edge of Lewes town and 7 km to A27. Access to strategic roads via B2124 has no noted congestion	3
Local accessibility (local road access and public transport)	No existing access. Site could be accessed from either B2192 or B2124. Road widths are good. Half hourly bus service to Lewes town centre during day.	4
Proximity to urban areas and access to labour & services	At southern boundary of residential area of 'Broyle Side' and approximately 1 km east of large village of Ringmer with narrow range of local facilities. Small labour force in immediate area but sizeable labour force available in Lewes.	3
Compatibility of adjoining uses	Would be adjacent to existing industrial although could back on to some residential properties in the south-east corner, albeit that these could be masterplanned to avoid amenity conflicts	4
Development and environmental constraints	Large, flat site with no flood risk or other development constraints identified	5
Market attractiveness	Would be extension to large, established employment area, albeit which has reasonably high vacancy; potentially high profile, although Ringmer is less attractive to the market than Lewes	3
Planning factors	Site lies outside the settlement boundary	
Barriers to delivery	No obvious barriers to delivery	
Potential uses	B1, B2, B8	
Timescale/availability	Medium to long term	

Total Score: **22**

[Scoring: 5 = best, 1 = worst]

Site Name	Land to the South of Gote Lane, Ringmer	Reference	P12
------------------	--	------------------	------------



Total site area (ha)	2.8	Current uses	Open fields
Undeveloped land (ha)	2.8	Number of units	n/a
Grid reference	544309,111605	Sequential status	Out of centre
Site status	Undeveloped, unallocated site	Density	n/a

Criteria	Comment	Score (out of 5)
Strategic access	3.5 km to A26 and the edge of Lewes town and 7 km to A27. Access to strategic roads via B2124 has no noted congestion	3
Local accessibility (local road access and public transport)	No existing access to the site but could easily be developed onto Gote Lane and thence to the B2192 Lewes Road. Half hourly bus service to Lewes town centre during day.	4
Proximity to urban areas and access to labour & services	Adjacent to large village of Ringmer with narrow range of local facilities. Small labour force in immediate area	3
Compatibility of adjoining uses	Surrounded on three sides by open fields, and on one side by residential, although masterplanning could minimise any amenity conflicts	4
Development and environmental constraints	Large, flat site with no flood risk or other development constraints identified but area of landscape value within National Park	3
Market attractiveness	Would be new employment area, but close to and with good road access to Lewes without need to go through Ringmer; potentially reasonable profile and would benefit from positive Lewes 'image'	3
Planning factors	Within national park boundary	
Barriers to delivery	No obvious barriers to delivery other than planning restrictions in national park	
Potential uses	B1, B2, B8	
Timescale/availability	Medium to long term	

Total Score: **20**

[Scoring: 5 = best, 1 = worst]

