

Lewes District Council

Local Plan Part 2:

Site Allocations and Development Management Policies DPD

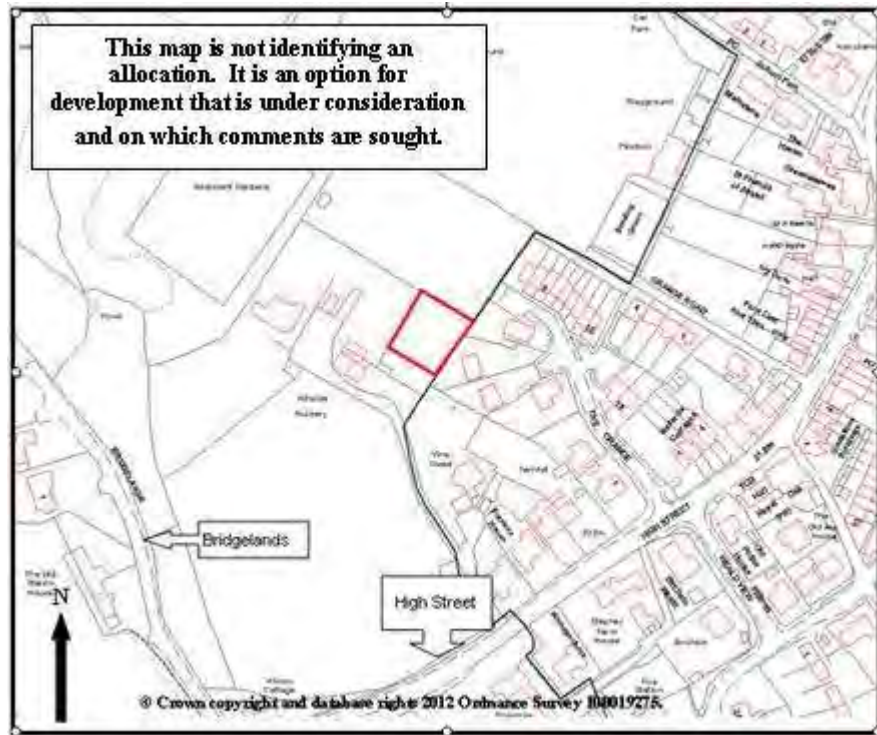
Appendices



Barcombe Cross

1. Hillside Nurseries – BA/A01	
Address	Hillside Nurseries, High Street, Barcombe, BN8 5BB
Site Area	0.21 hectares
Existing/Previous Use	Dwelling house and out-buildings/ Previous use was a nursery
Proposed Use under Consideration and	Residential – Potential capacity of 6 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site reference 03BA) – Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site lies outside (adjacent) Planning Boundary. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). • Site Specific Policy BA1 (to be retained) – A section of site granted approval for an extension to Barcombe Cross Recreation Ground. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Barcombe Cross – 10 units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Outline agreement with adjacent landowner to bring forward solution to access issue. • Within Barcombe Conservation Area - 65m from Grade 2 Listed Building - development would need to respect this designation • Near to local services and facilities • Medium potential for archaeological implications. • Due to proximity to former nursery, a land contamination assessment would be required.

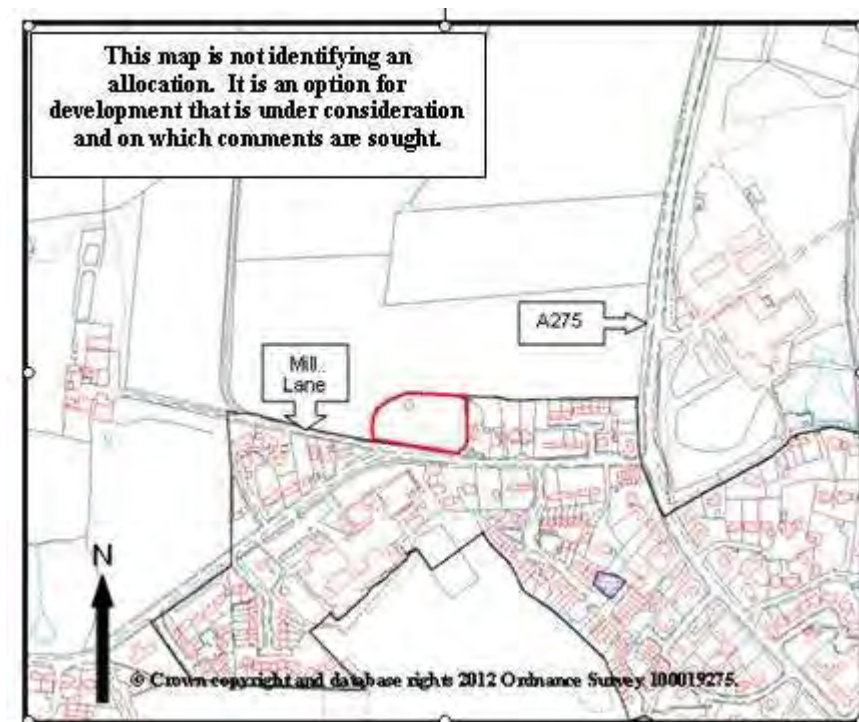
Figure 1 – Hillside Nurseries, Barcombe Cross



Chailey

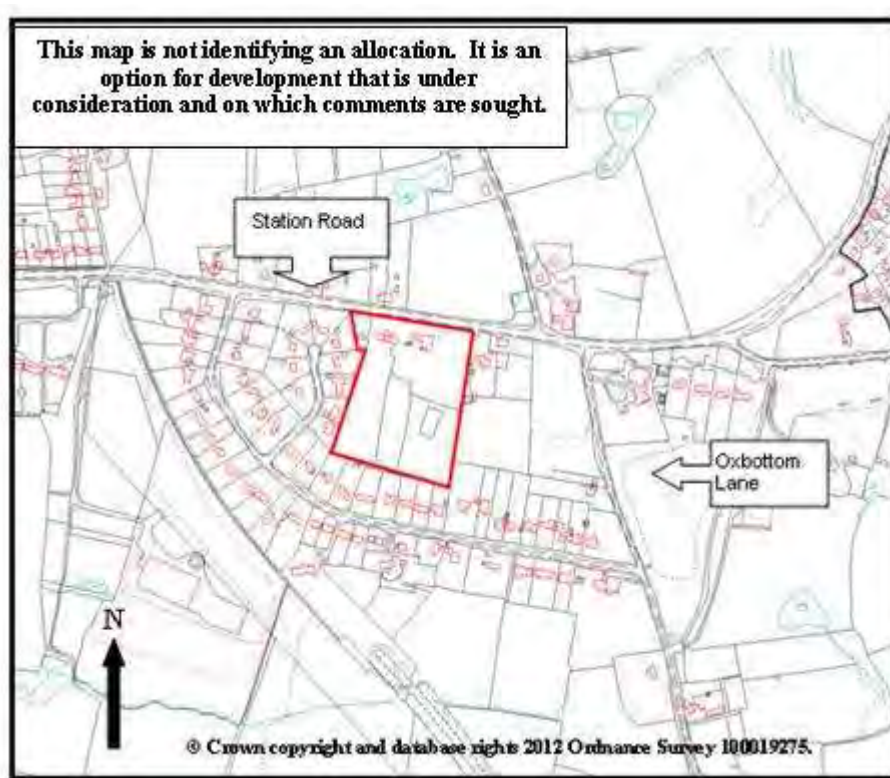
2. Land Fronting Mill Lane, South Chailey – CH/A01	
Address	Mill Lane, South Chailey, BN8 4PU
Site Area	0.47 hectares
Existing/ Previous Use	Agriculture (grazing paddock) / Previously site accommodated a smock windmill
Proposed Use under Consideration	Residential – Potential capacity of 10 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 05CH) – Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site lies adjacent (outside) to the Planning Boundary. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for South Chailey – 10 units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • South Chailey does not have a wide range of key community facilities • Site would not have an adverse impact on the character of the surrounding countryside. • Site lies on an Archaeological Notification Area – an assessment would need to be carried out. • Walking distance to some local services/ facilities (i.e. Secondary School, library).

Figure 2 – Land Fronting Mill Lane, South Chailey



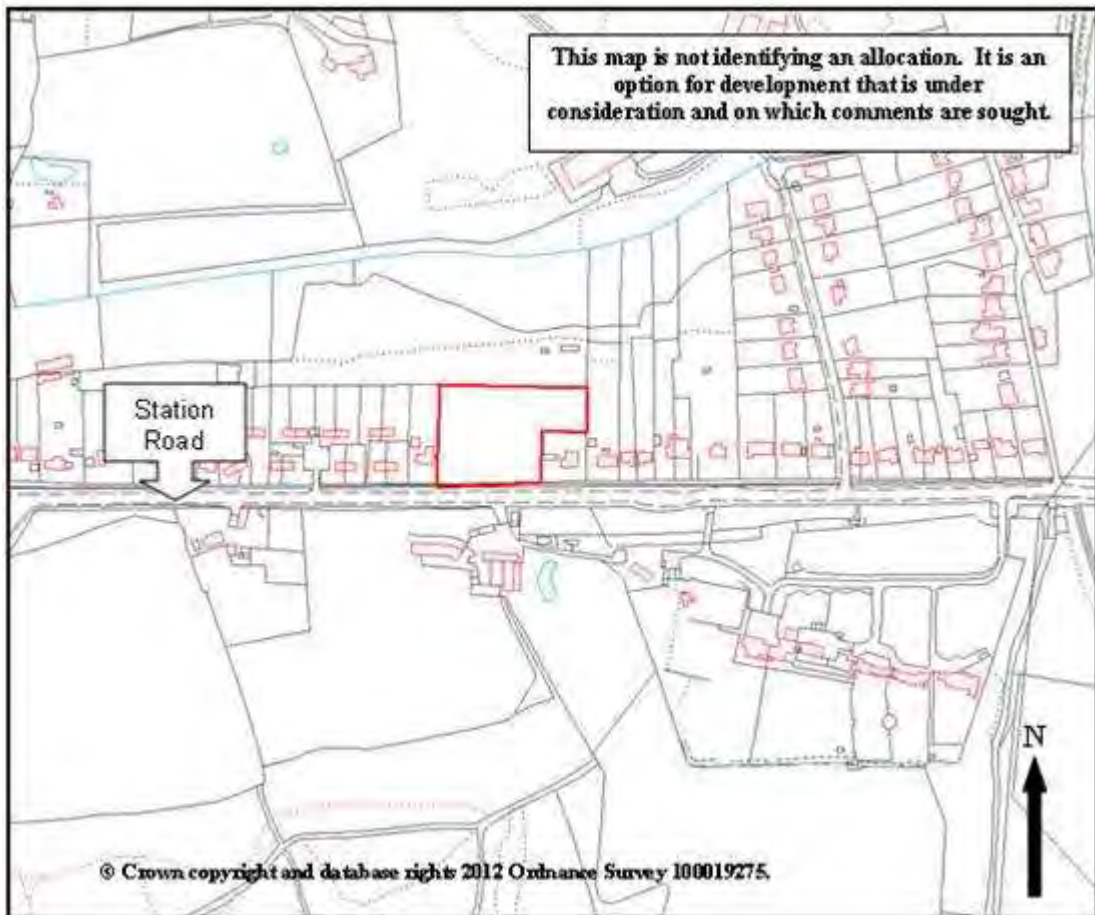
3. Land south of Station Road– CH/A02	
Address	Oaklea Warren, Station Road / A272, North Chailey BN8 4HG
Site Area	2.7 hectares
Existing / Previous Use	Residential curtilage
Proposed Use under Consideration	Residential – Potential capacity of 20 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 12CH) – Developable – Suitable but Achievability to overcome risks
Existing Policy Context	<p>LDC Local Plan 2003:</p> <ul style="list-style-type: none"> • Site lies outside existing planning boundary (Newick), within 500m. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for North Chailey – 30 units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Unknown achievability of access. • Its role as an undeveloped gap between two settlements needs to be considered. • TPO group along eastern and parts of southern boundary. • Listed building in vicinity of site – development would need to respect this designation • Nearest services 1km away (Newick).

Figure 3 – Land at Newick / North Chailey (North Chailey)



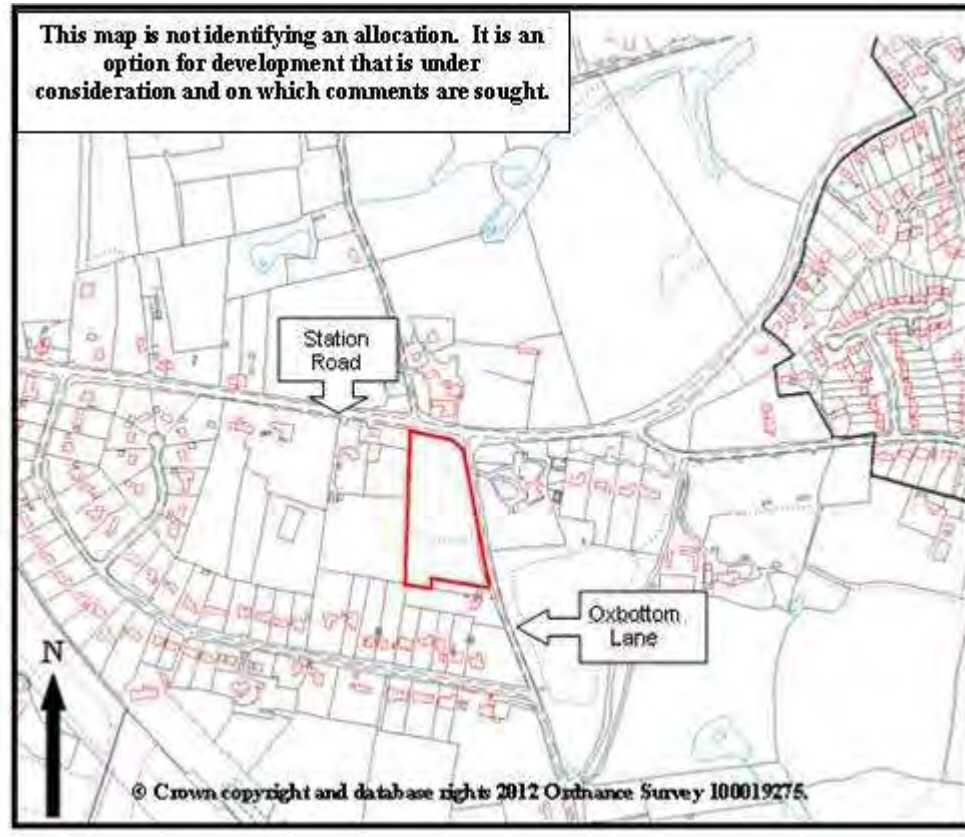
4. Land at Glendene Farm, Station Road, North Chailey – CH/A03	
Address	Glendene Farm, Station Road, North Chailey, BN8 4GH
Site Area	0.5 hectares
Existing / Previous Use	Former fruit farm (currently vacant)
Proposed Use under Consideration	Residential – potential capacity of 8 units
Notional Start Date	2016
Source of Site	SHLAA 2013 update (Site 15CH) – Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site lies outside of existing planning boundary, within 500m. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for North Chailey of 30 units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site reduced from 2.63 hectares due to Ancient Woodland in centre of site and landscape impact. • Potential for land contaminated issues • Site lies on 50mph stretch of road. Access onto A272 considered achievable. • Nearest services 500m away, bus stop within 400m of site. Site is connected to these services by footpath. • Traffic noise assessment would be required and possible mitigations through design of houses.

Figure 4 – Glendene Farm, Chailey



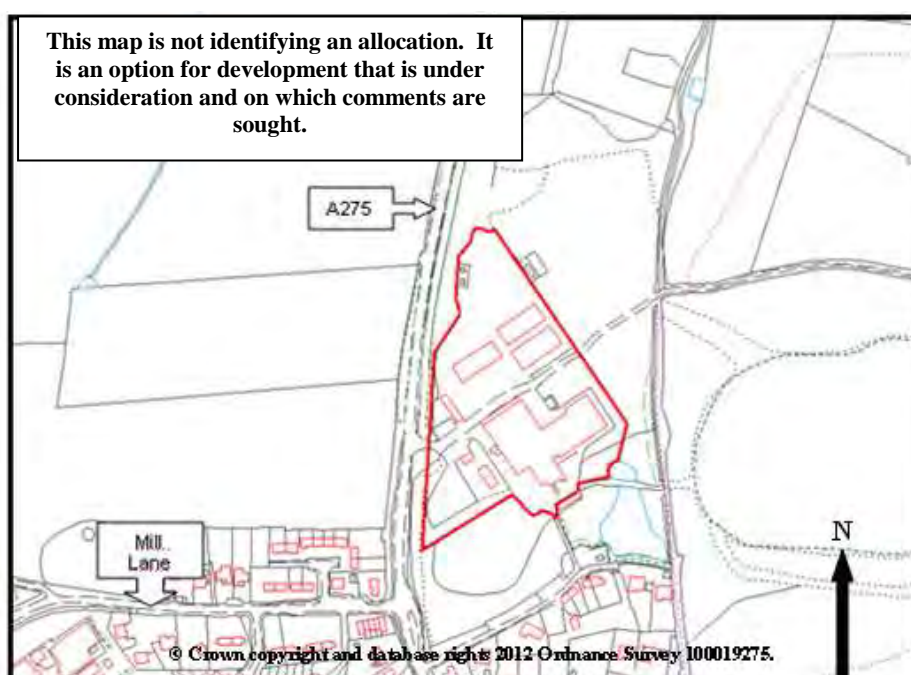
5. Land at Oxbottom Lane, Newick – CH/A04	
Address	Land at Oxbottom Lane, Newick, BN8 4RB
Site Area	1.2 hectares
Existing / Previous Use	Open Storage / Previously horticultural site
Proposed Use under Consideration	Residential – Potential capacity of 20 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 16CH) – Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site lies outside of existing planning boundary, within 500m. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for North Chailey – 30 units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Its role as an undeveloped gap between two settlements needs to be considered. • Listed buildings within vicinity – development would need to respect this designation. • Possible surface water issues on the site. • Access onto Oxbottom Lane considered achievable. • TPO group along south western corner boundary • Services and facilities 1 km away (Newick)

Figure 5 – Land at Oxbottom Lane, North Chailey



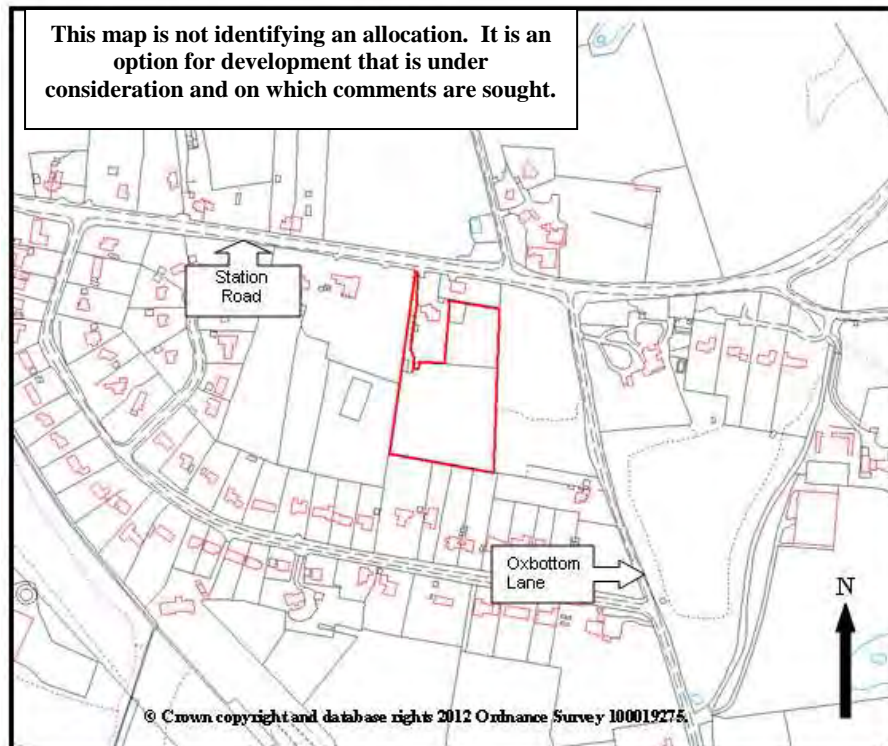
6. Chailey Brickworks – CH/A05	
Address	Chailey Brickworks, Coveridge Lane (from A275), South Chailey, BN8 4BA
Site Area	1.95 hectares
Existing / Previous Use	Brickworks (Employment Site)
Proposed Use under Consideration	Residential – potential capacity of 48 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 19CH) – Developable – Suitable but Achievability to overcome risks
Existing Policy Context	<p>LDC Local Plan (2003)</p> <ul style="list-style-type: none"> • Site lies outside existing planning boundary, within 500m. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). • Site Specific Policy CH1 (to be retained) - In the event of the cessation of the existing Chailey Brickworks, permission will be granted for business and industrial purposes (B1 & B2) <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for South Chailey of 10 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Existing employment on site, hence unknown availability. • Achievability unknown due to the cost of remediating contaminated land. • Public Right of Way through site. • Markstakes Common SNCI/Ancient Woodland approx 200m from site. • Near to limited facilities at South Chailey.

Figure 6 - Chailey Brickworks



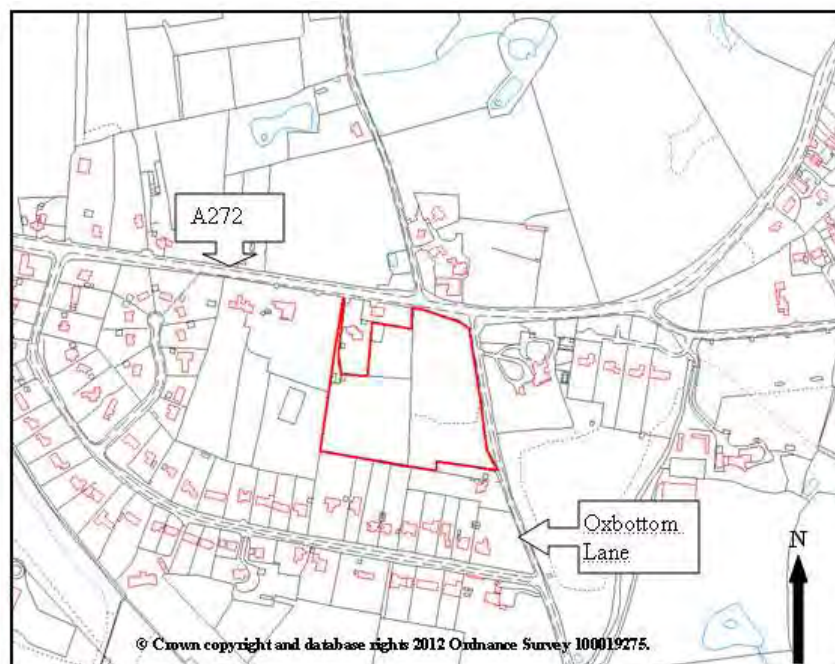
7. Land South of Fairseat, Station Road – CH/A06	
Address	Land South of Fairseat, Station Road, North Chailey, BN8 4PT
Site Area	1.1 hectares
Existing / Previous Use	Amenity
Proposed Use under Consideration	Residential – potential capacity of 15 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 20CH) - Developable – Suitable but Achievability to overcome risks
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site lies outside of planning boundary. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for North Chailey of 30 units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Its role as an undeveloped gap between two settlements and landscape impact needs to be considered. • No direct access onto highway (possible access onto Oxbottom Lane if adjoining site is developed). • TPO Groups along western and south eastern boundaries • Listed buildings to north of site – development would need to respect this designation • Nearest services 1km away (Newick)

Figure 7 – Land South of Fairseat, Station Road



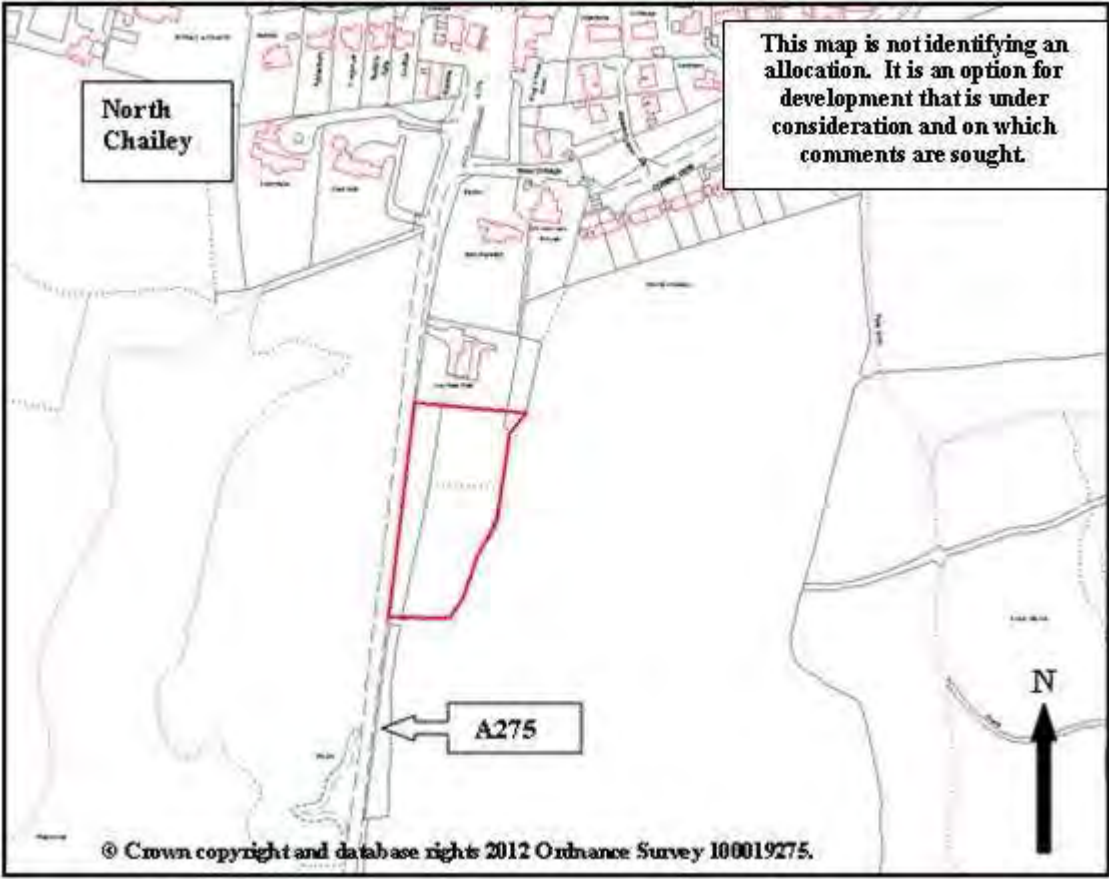
8. Land at Oxbottom Lane and Fairseat House – CH/A07	
Address	Land at Oxbottom Lane and Fairseat House, North Chailey
Site Area	2.33 hectares
Existing / Previous Use	Vacant / Garden / Grassland
Proposed Use under Consideration	Residential – potential capacity of 30 units
Notional Start Date	2016
Source of Site	Local Plan Part 2 - Call for Sites 2013. SHLAA reference 21CH – Suitable, Available & Achievable. Site consists of SHLAA sites 16CH and 20CH (<i>CH/A04 and CH/A06 respectively for assessments</i>).
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site lies outside of planning boundary. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for North Chailey of 30 units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site under option of one developer. • TPOs and TPO Group designations on site • Site is not located within 1km of services, but bus stops are nearby. • Its role as an undeveloped gap between two settlements needs to be considered. • Listed buildings within vicinity – development would need to respect this designation • Possible surface water issues on the site

Figure 8 – Land at Oxbottom Lane and Fairseat House



9. Land at Layden Hall – CH/A08	
Address	Land at Layden Hall, East Grinstead Road
Site Area	0.51 hectares
Existing / Previous Use	Amenity
Proposed Use under Consideration	Residential – potential capacity of 6 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 08CH) - Developable – Suitable but Achievability to overcome risks
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site lies outside of planning boundary. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for North Chailey of 30 units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Trees to east should be retained to mitigation potential landscape impacts. • Within walking distance to local shop, few other key services • Bus stop within walking distance. • ESCC highways state that visibility distances required for derestricted part of road not currently achieved. • Pedestrian links should be provided as part of development – potential high costs associated with this provision. Concerns over viability.

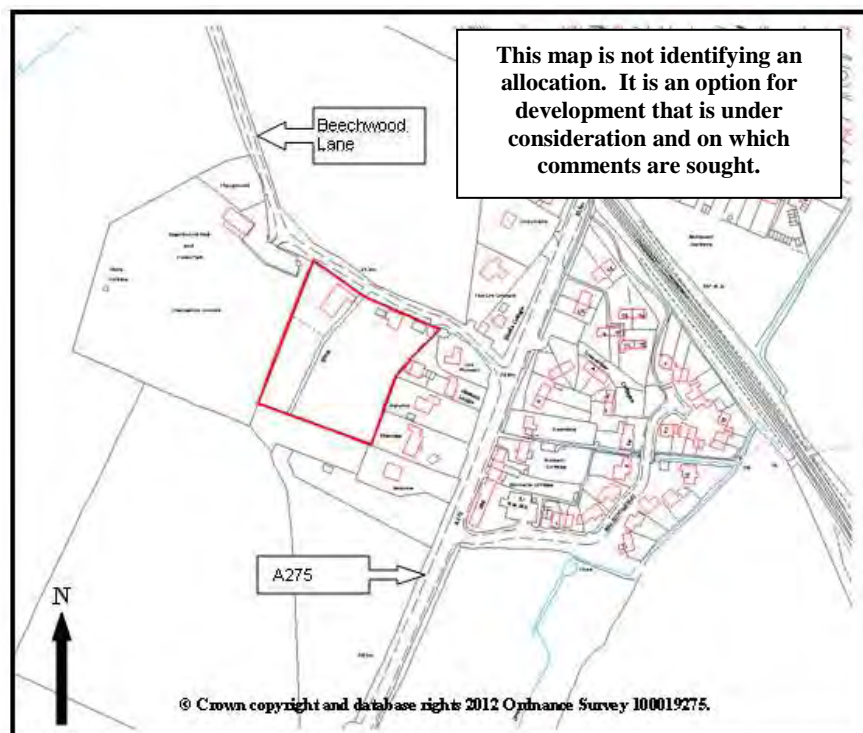
Figure 9 – Land at Layden Hall



Cooksbridge (Hamsey)

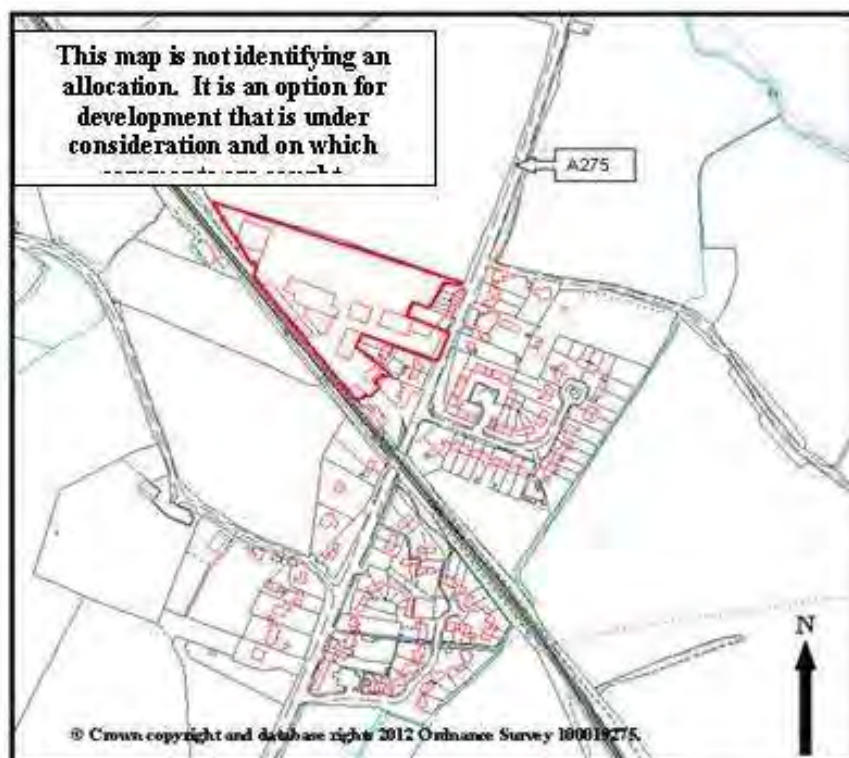
10. Land off Beechwood Lane (The Platt), Cooksbridge – CB/A01	
Address	Beechwood Lane, Cooksbridge, BN7 3QG
Site Area	0.7 Hectares
Existing / Previous Use	Wooded area / Previously Logging & Wood Yard
Proposed Use under Consideration	Residential – potential capacity of 12 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 06HY) – Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site lies outside (adjacent) to existing planning boundary. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Cooksbridge of 30 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Upgrading of existing access point is needed but considered achievable • North & West boundaries of the site borders South Downs National Park – landscaping / retaining tree line could mitigate Good access to public transport and primary school

Figure 10 – The Platt, Land off Beechwood Lane, Cooksbridge



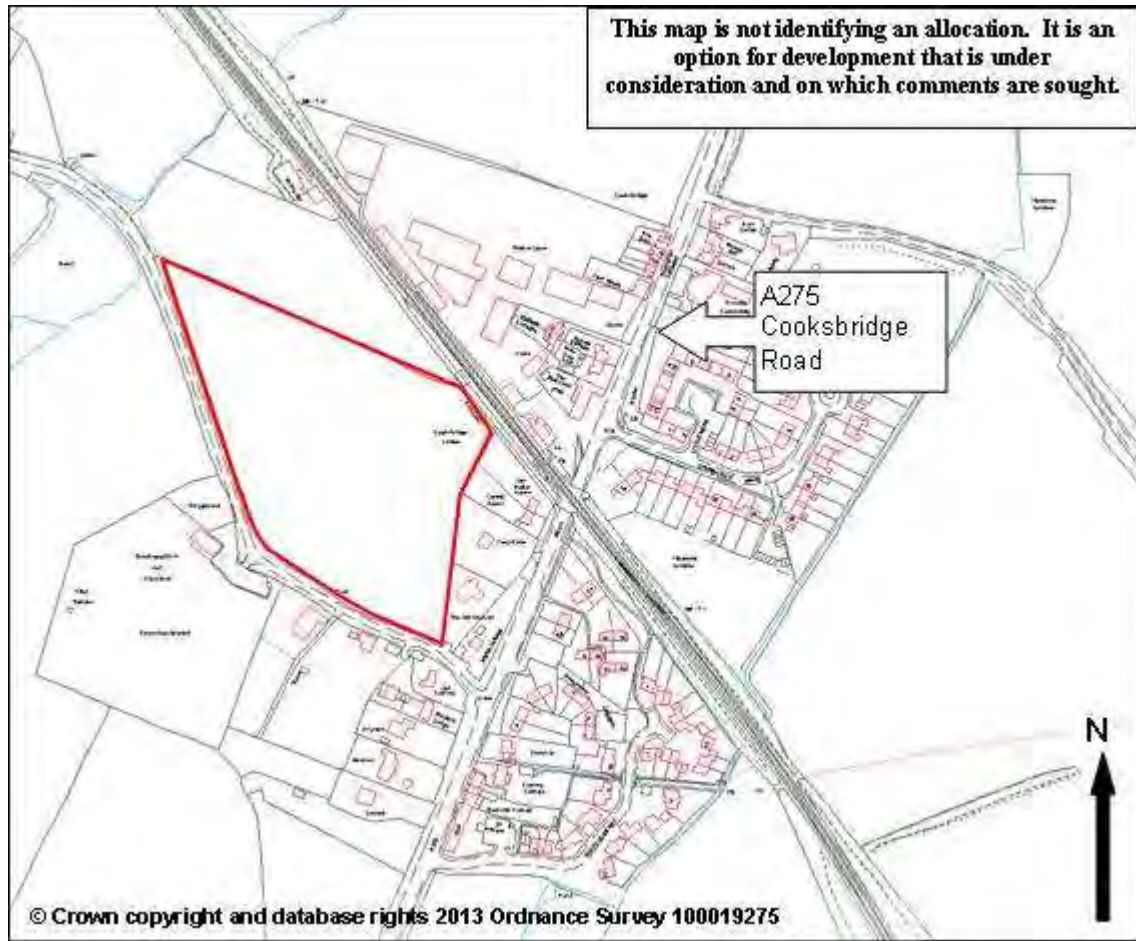
11. Covers Yard – CB/A02	
Address	Covers Yard, Cooksbridge Road, Cooksbridge, BN8 4TJ
Site Area	1.7 hectares
Existing / Previous Use	Builders merchants with timber yard
Proposed Use under Consideration	Residential – potential capacity of 30 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 10HY) – Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1). • District-wide policy E1 (Planning for Employment) <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Cooksbridge of 30 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Availability of site dependent on relocation/rationalisation of current use • Change of use may result in access/traffic issues at peak times – could be mitigated • TPO group along northern boundary – would need to be retained • Located near to train station and primary school

Figure 11 – Covers Yard, Cooksbridge



12. Land North of Beechwood Lane – CB/A03	
Address	Land North of Beechwood Lane, Cooksbridge, BN7 3QG
Site Area	1.5 hectares
Existing / Previous Use	Agricultural / rough grazing
Proposed Use under Consideration	Residential – potential capacity of 23
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 09HY) - Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site lies outside but adjacent to existing planning boundary. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Cooksbridge of 30 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Located within the National Park • Adjacent to builders merchant and railway line • Adjacent to Area of Established Character – development would need to respect designation • Medium potential for archaeological implications – an assessment of site will be required. • One TPO on east edge of site • Beechwood Lane will need to be widened and footways included to make accessible. • Development would need to adjoin existing built-up edge and would require a strong landscape buffer to define new settlement edge • A village shop/ pub and allotments, are also suggested potential community facilities that could be accommodated on site.

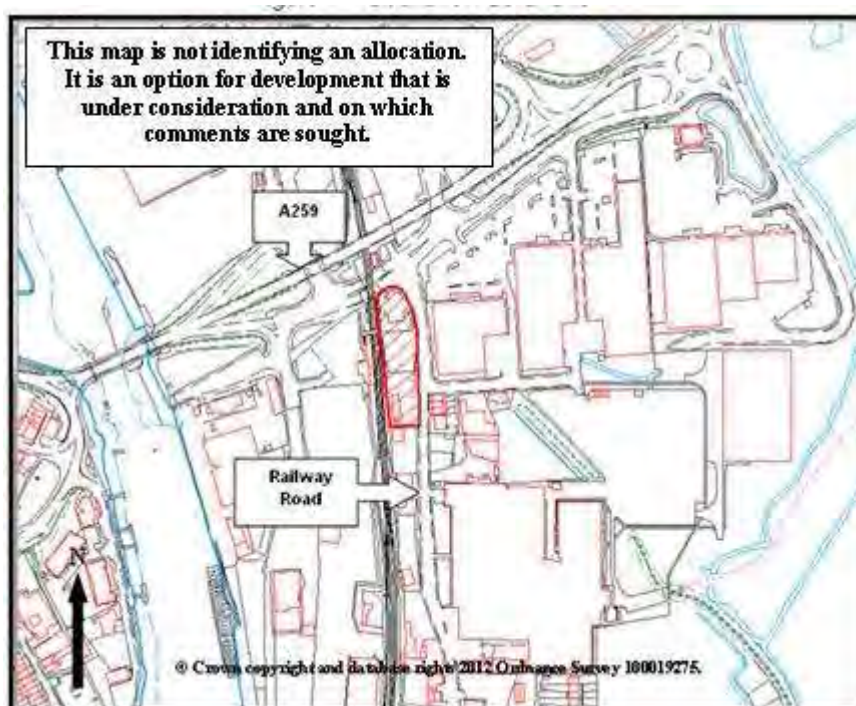
Figure 12 – Land North of Beechwood lane, Cooksbridge



Newhaven

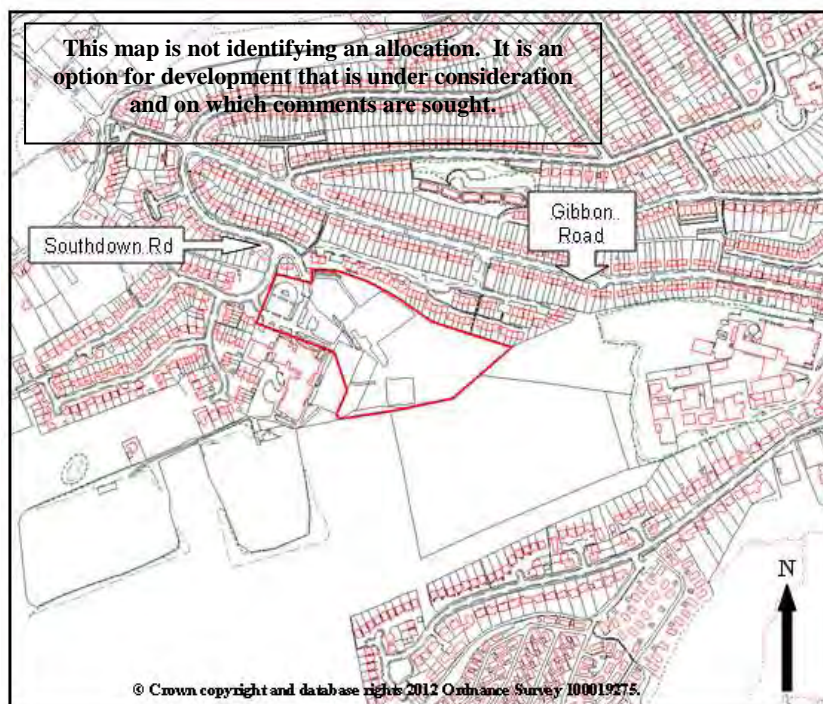
13. Seahaven Caravans, Railway Road, Newhaven – NHA01	
Address	Seahaven Caravans, Railway Road, Newhaven
Site Area	0.22 hectares
Existing / Previous Use	Caravan Sales
Proposed Use under Consideration	Residential – potential capacity of 22 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 02NH) – Developable – Suitable but Unknown Availability
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within Newhaven planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newhaven of 780 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Unknown availability as site was not submitted for most recent <i>Call for Sites</i>. • Two Listed Buildings nearby – development would need to respect these designations? • Within walking distance to town centre services / facilities • Within Flood Zone 3b – potential showstopper

Figure 13 – Seahaven Caravans, Railway Road, Newhaven



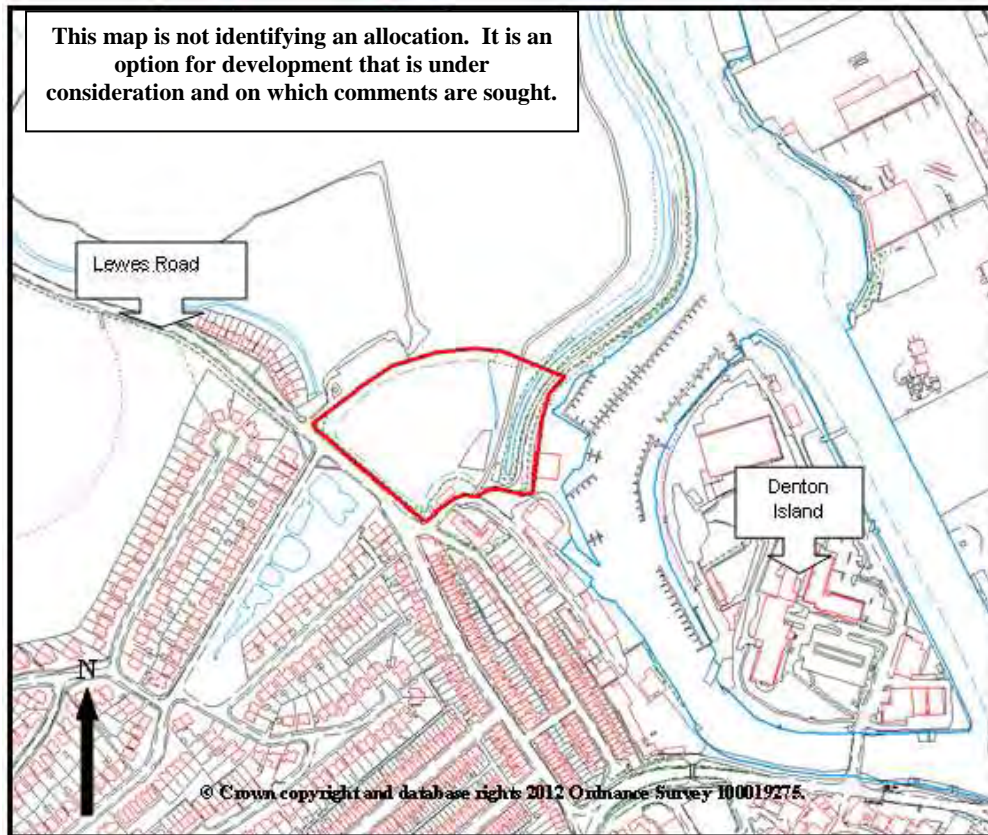
14. Land at Tideway School, Newhaven – NH/A02	
Address	Land at Tideways School, Southdown Road, Newhaven
Site Area	3.05 hectares
Existing / Previous Use	Educational establishment - buildings and open space
Proposed Use under Consideration	Residential – potential capacity of 40 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 03NH) - Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site lies within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newhaven of 780 net additional units • Core Policy 7 (Infrastructure) – protects and retains existing community facilities where appropriate.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site lies on Archaeological Notification Area – site assessment would be required. • Predominantly a brownfield site • Land is considered surplus to educational requirements by ESCC?? May need to amend • Sustainably located near to local services and public transport provision • Site located on prominent hilltop but in context with urban edge • Adjacent to ‘saved’ Local Plan residential allocation

Figure 14 – Land at Tideways School, Newhaven



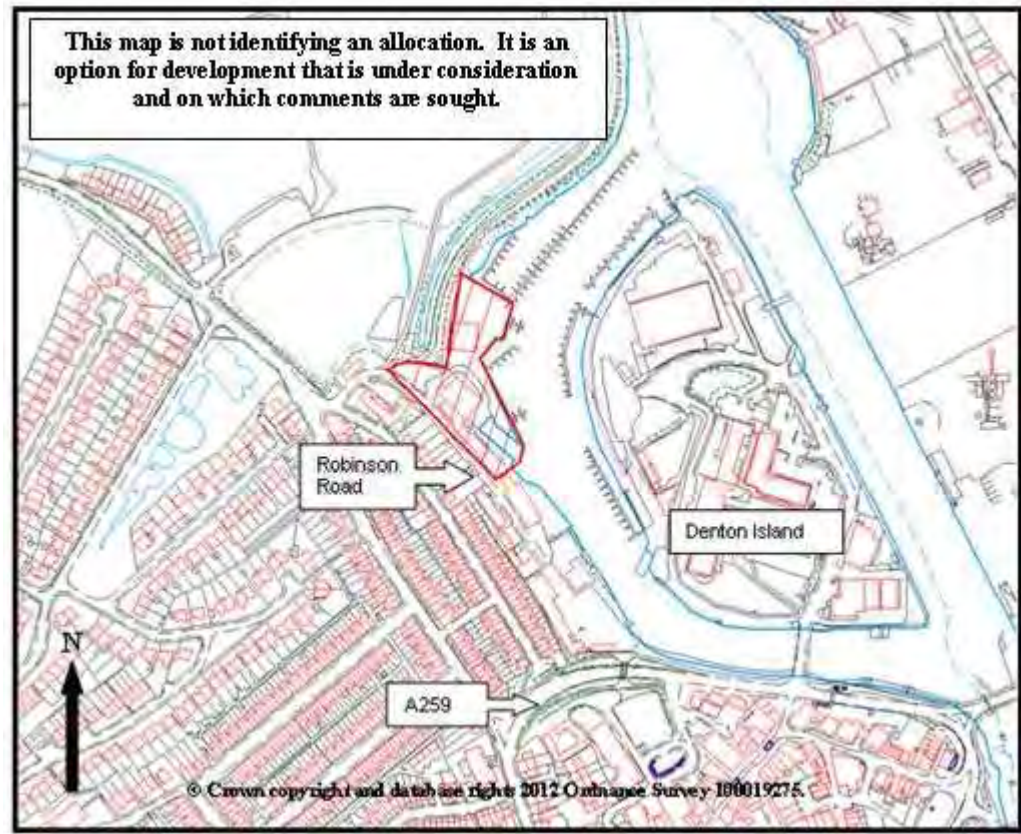
15. Lewes Road Recreation Ground – NH/A03	
Address	Lewes Road Recreation Ground, Lewes Road, Newhaven
Site Area	2.06 hectares
Existing / Previous Use	Recreation ground
Proposed Use under Consideration	Residential – potential capacity of 62 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 15NH) – Developable – Suitable but only Available in the future
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site lies outside but adjacent to existing planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). • Part allocated for recreation (Site Specific Policy NH18 – Lewes Road Recreation and Camping Area) • RE2 – Existing Recreational Open Space – protects against the loss of open space <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newhaven of 780 net additional units • Core Policy 7 (Infrastructure) – protects and retains existing community facilities where appropriate.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site in LDC ownership • Loss of playing fields would need to be offset (potentially area to the north of site) • Site adjacent to Newhaven Refuse Tip SNCI – potential for landscape sensitivity. • Within Flood Zone 3 – potential high costs of flood defences – concerns over achievability • Next to a disused tip (bad neighbour)

Figure 15 – Lewes Road Recreation Ground, Newhaven



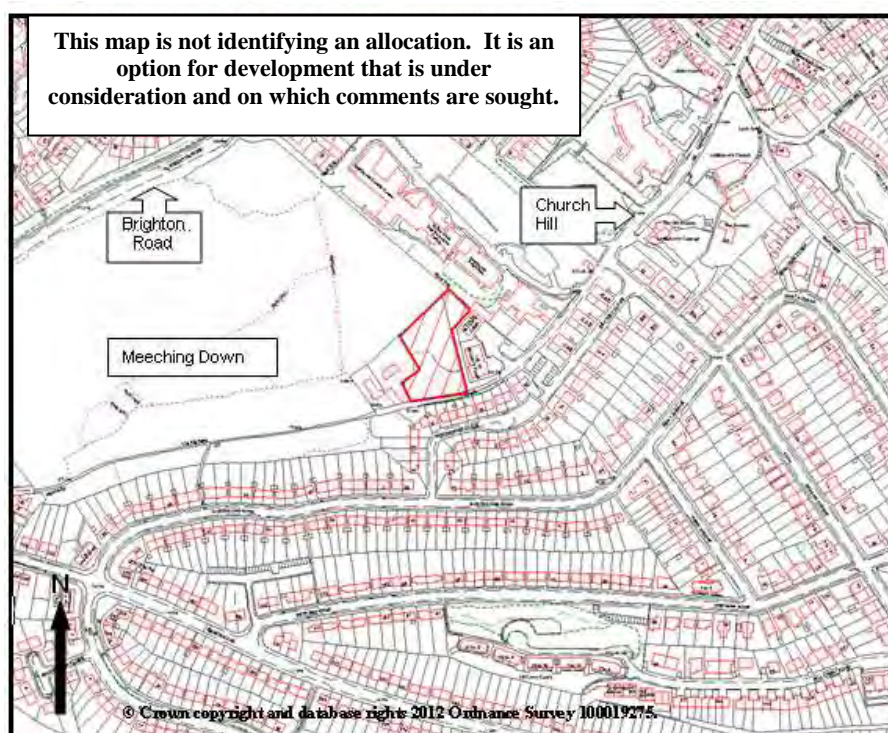
16. The Old Shipyard, Robinson Road, Newhaven – NH/A04	
Address	The Old Shipyard, Robinson Road, Newhaven, BN9 9BL
Site Area	0.64 hectares
Existing / Previous Use	current uses include boatyard, moorings chandlery and offices
Proposed Use under Consideration	Residential – potential capacity of 64 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 16NH) – Developable – Suitable and Available but unknown/marginal achievability.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Part of site located outside the planning boundary and so subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy), although this designation is likely a mistake. • Part of site lies within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). • Partially within RE7 (The River Ouse Policy). This policy is to be retained. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newhaven of 780 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site adjacent to Newhaven Refuse Tip SNCI • Mainly within Flood Zone 3b • Flood defences/land remediation may be required which could impact on achievability – may need improvements in market. • Archaeological potential has been identified

Figure 16 – The Old Shipyard, Robinson Road, Newhaven



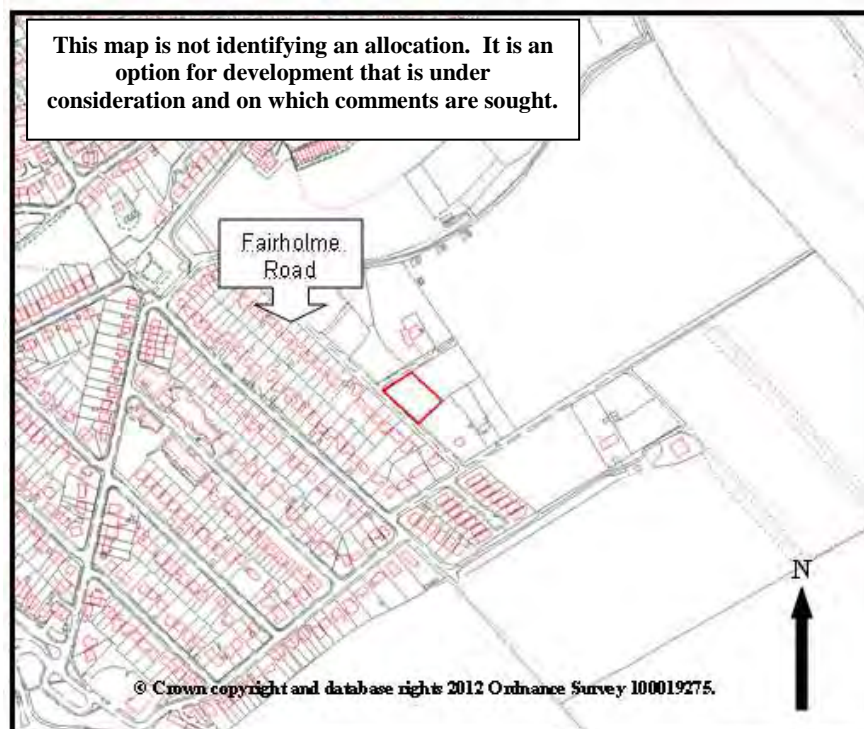
17. Land to west of St. Luke's Court, Church Hill, Newhaven – NH/A05	
Address	Land to West of St. Luke's Court, Church Hill Newhaven
Site Area	0.61 hectares
Existing / Previous Use	Unused scrubland
Proposed Use under Consideration	Residential – potential capacity of 24 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site17NH) – Developable – Suitable but unknown Availability
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site lies outside but adjacent to existing planning boundary • Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newhaven of 780 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Unknown availability • Two TPO's on site– would need to be retained • Archaeological potential has been identified – an assessment would need to be carried out • Adjacent to Meeching Down SNCI – unlikely to negatively impact upon landscape/habitats

Figure 17 – Land to West of St Luke's Court



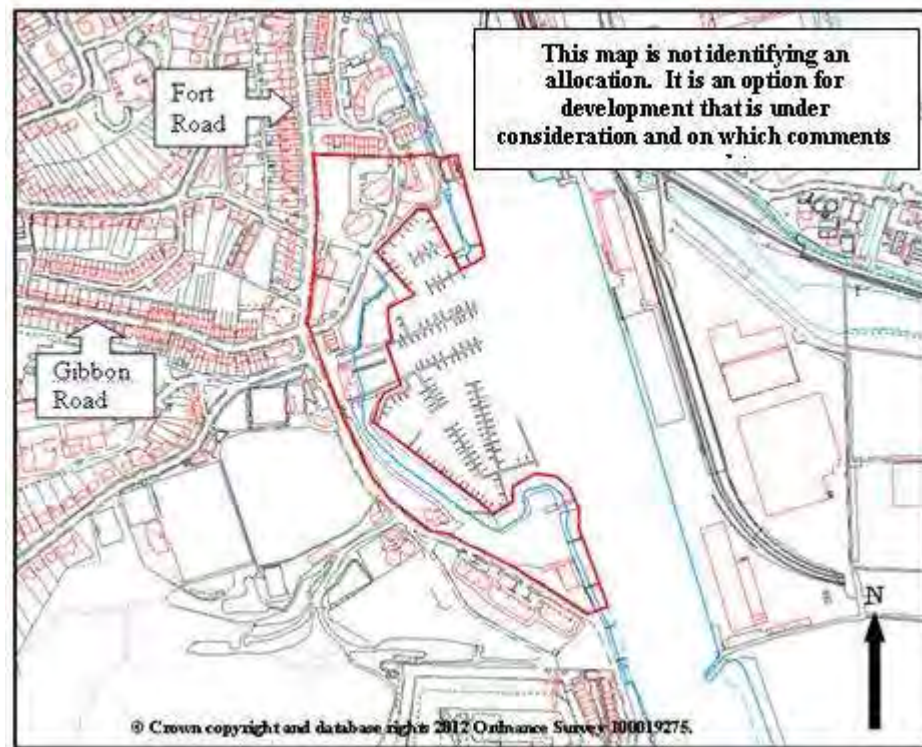
18. Land adjacent Fairholme Road, Denton – NH/A06	
Address	Fairholme Road, Denton, Newhaven
Site Area	0.182 hectares
Existing / Previous Use	Horse Paddock (agriculture)
Proposed Use under Consideration	Residential – potential capacity of 8 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 27NH) - Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site lies outside but adjacent to existing planning boundary • Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth of 780 net additional units for Newhaven
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Adjacent to SDNP boundary – no major landscape sensitivity issues raised. • Highway improvements required in terms of provision of footways and visibility/access width. Fairholme Road is an unadopted road. Highways consider it to be a car dependent site. • Land is a buffer to SDNP – development could set a precedent for land along Fairholme Road. • Medium potential for archaeological implications

Figure 18 – Site 4 on Hill Road/Fairholme Road, Denton



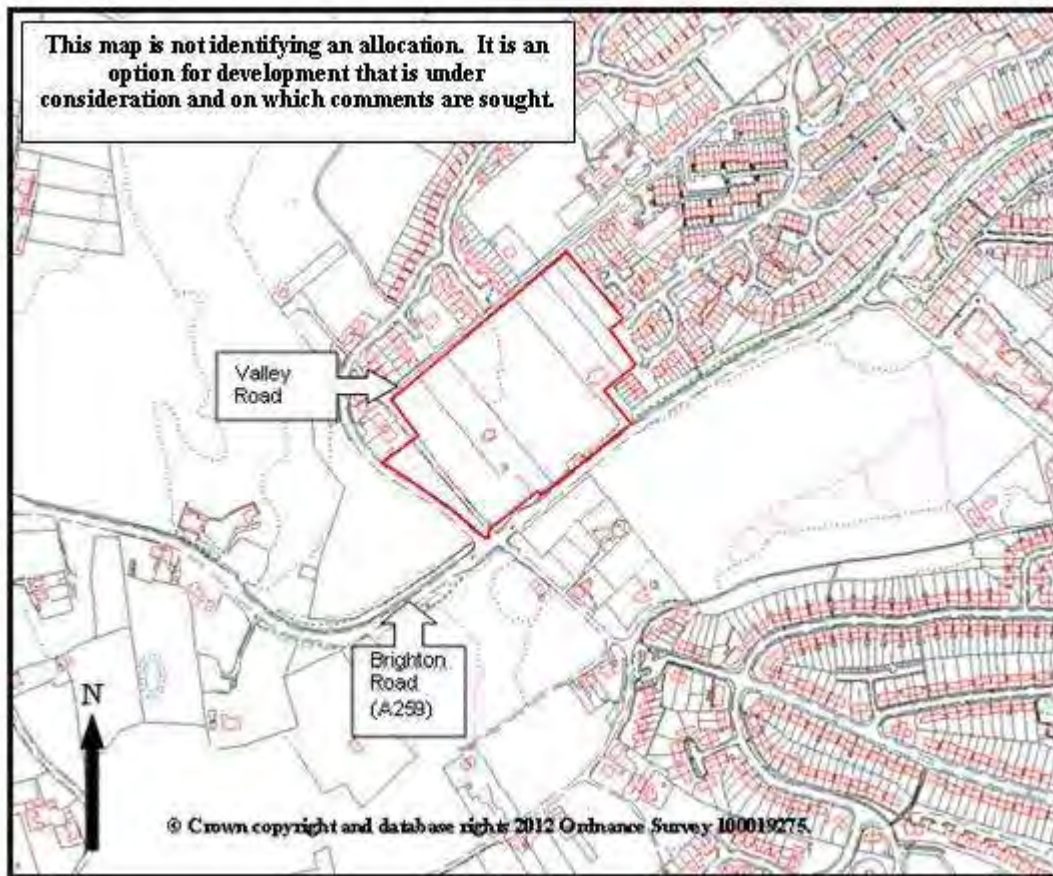
19. West Quay, Fort Road – NH/A07	
Address	The Marina (Phase 3), Fort Road, Newhaven
Site Area	Approx 5 hectares
Existing / Previous Use	Boat storage / retail / other buildings
Proposed Use under Consideration	Residential – potential capacity of 331 units
Notional Start Date	2015
Source of Site	SHLAA 2013 (Site 31NH) – Extant Planning Permission
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site lies within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). • Allocated for residential development in 2003 Local Plan – site specific policy NH6. • Site has been issued ‘resolution to grant’. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newhaven of 780 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site within Flood Zone 3b – site not subject of objection by Environment Agency. • Site is approved for 331 units. • Site is approximately 300m from the River Ouse SNCI. • Medium archaeological implications

Figure 19 – West Quay, Fort Road (The Marina Phase 3), Newhaven



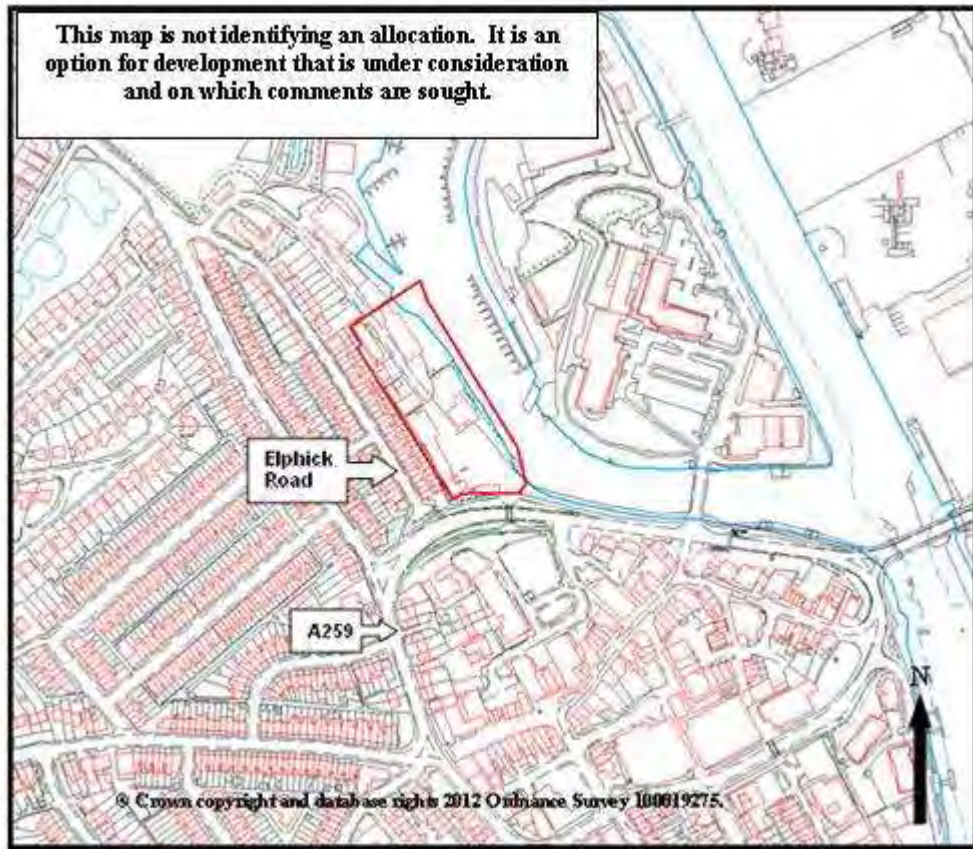
20. South of Valley Road, Newhaven – NH/A08	
Address	South of Valley Road Newhaven
Site Area	3.53 hectares
Existing / Previous Use	Unused scrubland
Proposed Use under Consideration	Residential – potential capacity of 85 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 35NH) - Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Majority of site is within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). • Eastern section of site is allocated as Site Specific Policy NH4 (allocated for residential development of at least 24 dwellings). This policy is to be retained. • Eastern section of site is allocated as Site Specific Policy RES2 (First Phase Residential Development). This policy will be replaced by the Spatial Strategy of the Core Strategy. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newhaven of 780 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Planning application (LW/12/0850) received for 85 units approved subject to Section 106. • Suitable for residential development as located near to existing homes. TPO Group located on site, Approximately 300m from Peacehaven Golf Course SNCI • Public right of way runs through the site

Figure 20 – South of Valley Road, Newhaven



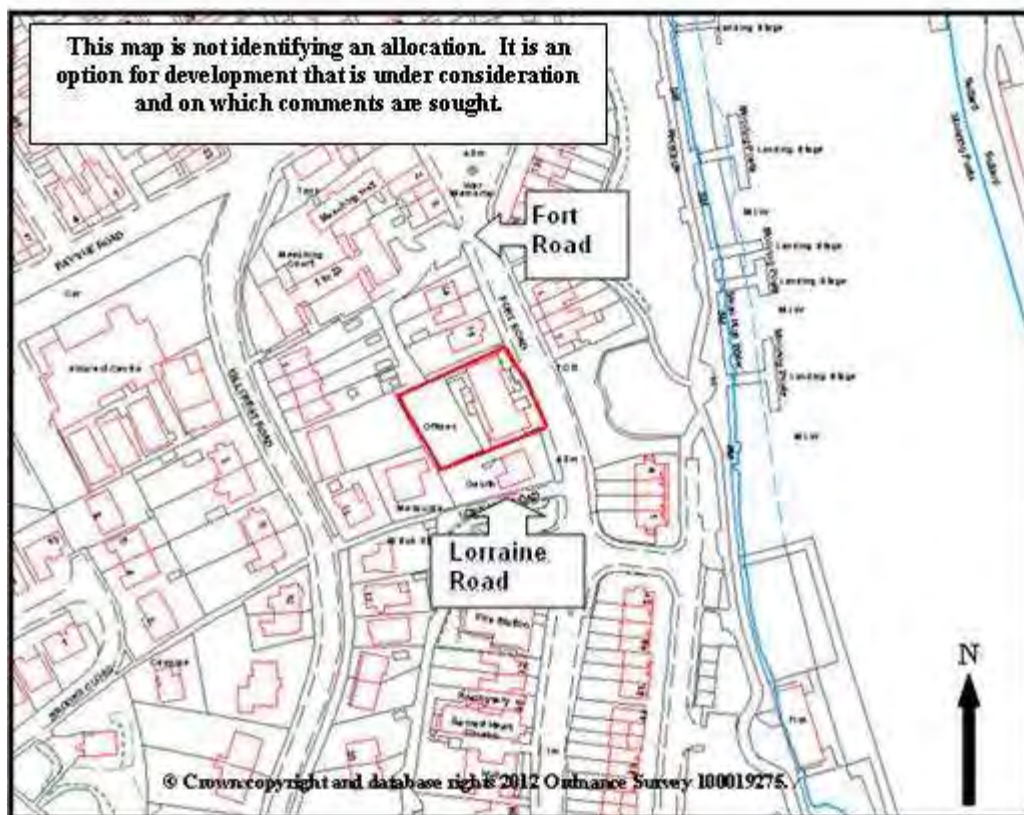
21. Robinson Road Depot, Newhaven NH/A09	
Address	Robinson Road Depot, Newhaven
Site Area	0.8 hectares
Existing / Previous Use	Council Depot & Commercial Premises/ Boat yard
Proposed Use under Consideration	Residential – potential capacity of 80 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 39NH) – Developable – Suitable but unknown Availability and unknown / marginal Achievability
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). • Adjacent to and so may need to comply with RE7 (The River Ouse Policy). This policy is to be retained. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newhaven of 780 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Brownfield site located near to services and facilities. • Small sections of the site are within Flood Zones 2 and 3. Possible contamination due to current and previous use • Costs associated with flood defences and land contamination may preclude development until market conditions improve • Partly LDC owned, intentions of other landowner unknown • Potential for comprehensive development with adjoining site

Figure 21 – Robinson Road Depot



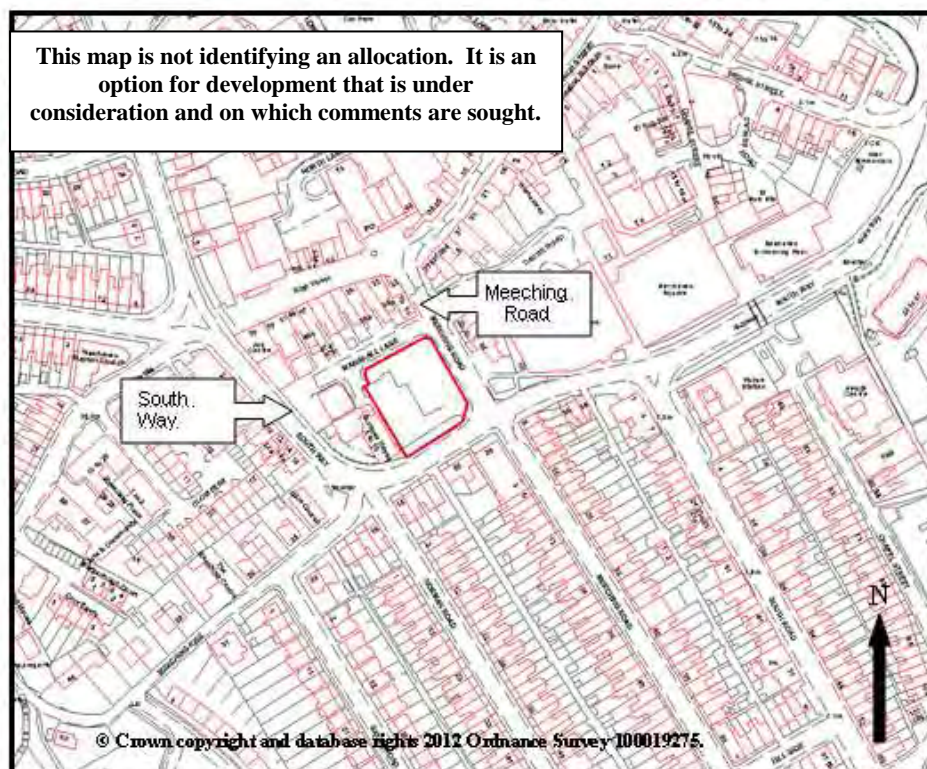
22. LDC Offices at Fort Road – NH/A10	
Address	LDC Offices at Fort Road, Newhaven
Site Area	0.13 hectares
Existing / Previous Use	Council offices
Proposed Use under Consideration	Residential – potential capacity of 6 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 40NH) - Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newhaven of 780 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Brownfield site within planning boundary. • Within walking distance of town centre services • Further site investigations required into potential land contamination

Figure 22 – LDC Offices, Fort Road, Newhaven



23. Former Saxonholme Site, Meeching Road – NA/A11	
Address	Former Saxonholme Site, Meeching Road, Newhaven
Site Area	0.15 hectares
Existing / Previous Use	Vacant
Proposed Use under Consideration	Residential – potential capacity of 30 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 43NH) – Developable – Suitable but unknown Availability
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1). • Within Newhaven town centre boundary and so must abide by policies E3 and E4 (Town and Local Centres and Retail Development). These policies will be replaced by Core Policy 6 of the Core Strategy. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newhaven of 780 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Previous application received (LW/09/0121) for 44 units). • Brownfield site located near to services/facilities • Within Archaeological Notification Area – an assessment would need to be carried out • TPO's along southern boundary of site – would need to be retained. • Intentions of landowner unknown

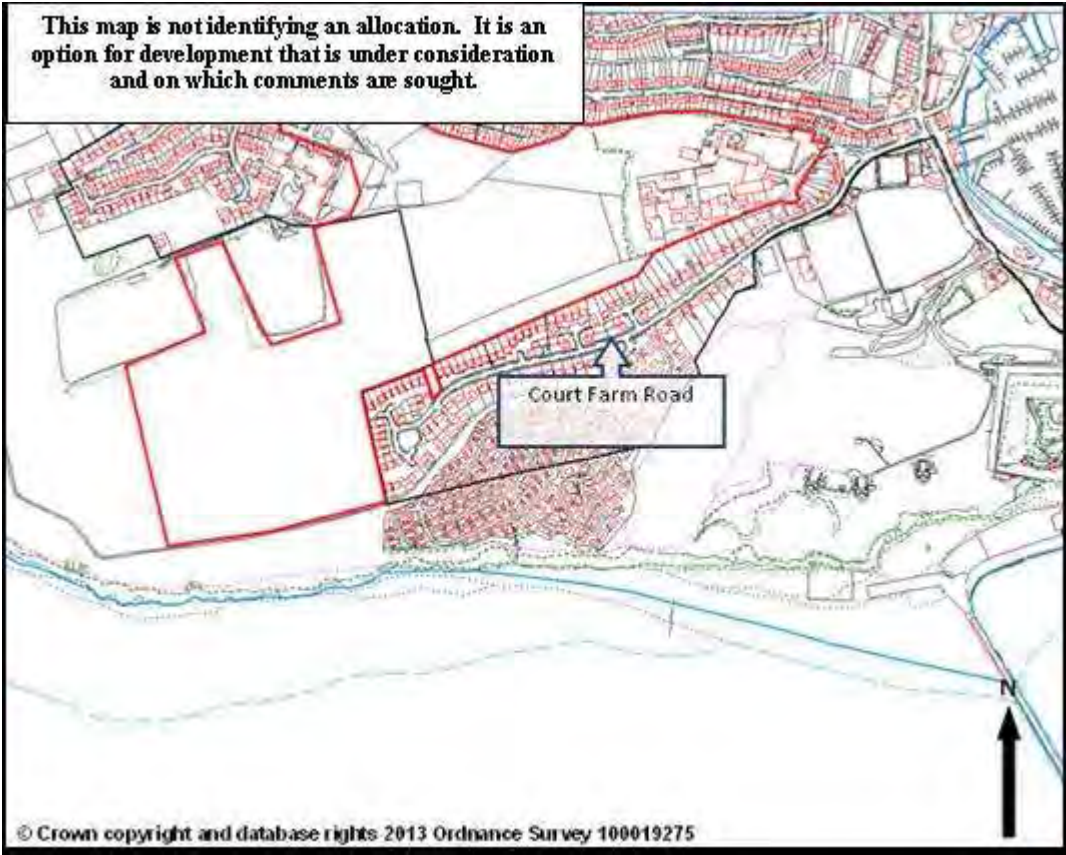
Figure 23 – Former Saxonholme Site, Meeching Road



24. Land at Tideways School, Harbour Heights, Meeching Quarry and West of Meeching Quarry – NH/A12	
Address	Land at Tideways School, Harbour Heights, Meeching Quarry and West of Meeching Quarry
Site Area	22 hectares
Existing / Previous Use	Woodland area
Proposed Use under Consideration	Residential – potential capacity of 400 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 38NH) – Developable – Suitable but unknown Availability
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site partly lies within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1) and partly outside and so subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). The planning boundary can be seen on the map below (black line) • Part of site allocated for housing in 2003 Local Plan (NH8 – West of Meeching Quarry). <p>Core Strategy</p> <ul style="list-style-type: none"> • Site is identified as a broad location for change in the Core Strategy (SP5). • Planned housing growth for Newhaven of 780 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site lies on Archaeological Notification Area – high potential for archaeological implications. • Biodiversity designations (2 SNCI’s, 1 SSSI and 1 Local Nature Reserve) within vicinity of site. • ESCC (transport authority) advice suggests an upper limit of acceptable development in the Peacehaven/Newhaven area in terms of additional housing numbers and the impact on the highway network. This site can potentially be accommodated within these limits, although advice would be considered prior to allocation of the site in the Core Strategy and at the planning application stage – mitigation measures would be required. • Prominent cliff top site – development will need sympathetic layout, design and landscaping to minimise impact and views from Newhaven Fort/Castle Hill as well maintaining a sufficient undeveloped area from the cliff top edge. • Due to number of housing commitments in Newhaven, it is likely to come forward towards

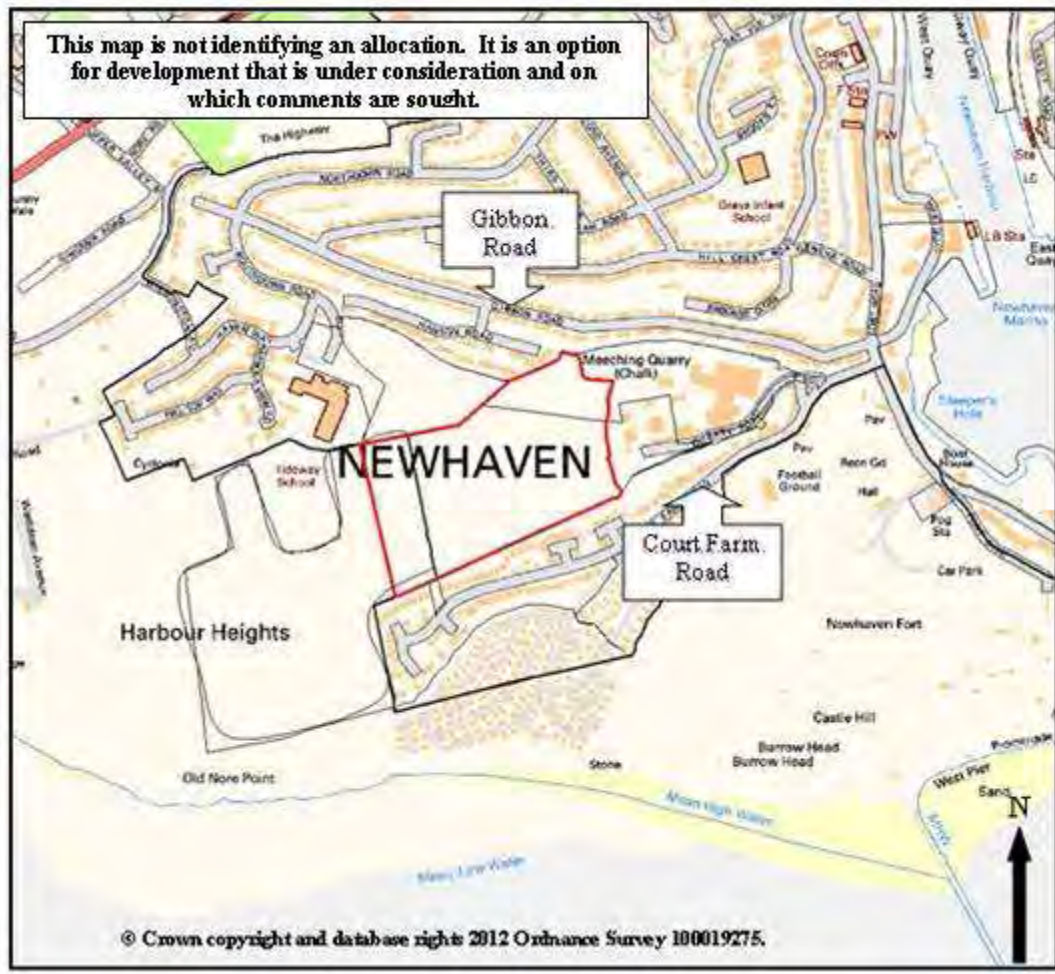
the back end of the plan period.

Figure 24 – Land at Tideway School, Harbour Heights, Meeching Quarry and West of Meeching Quarry



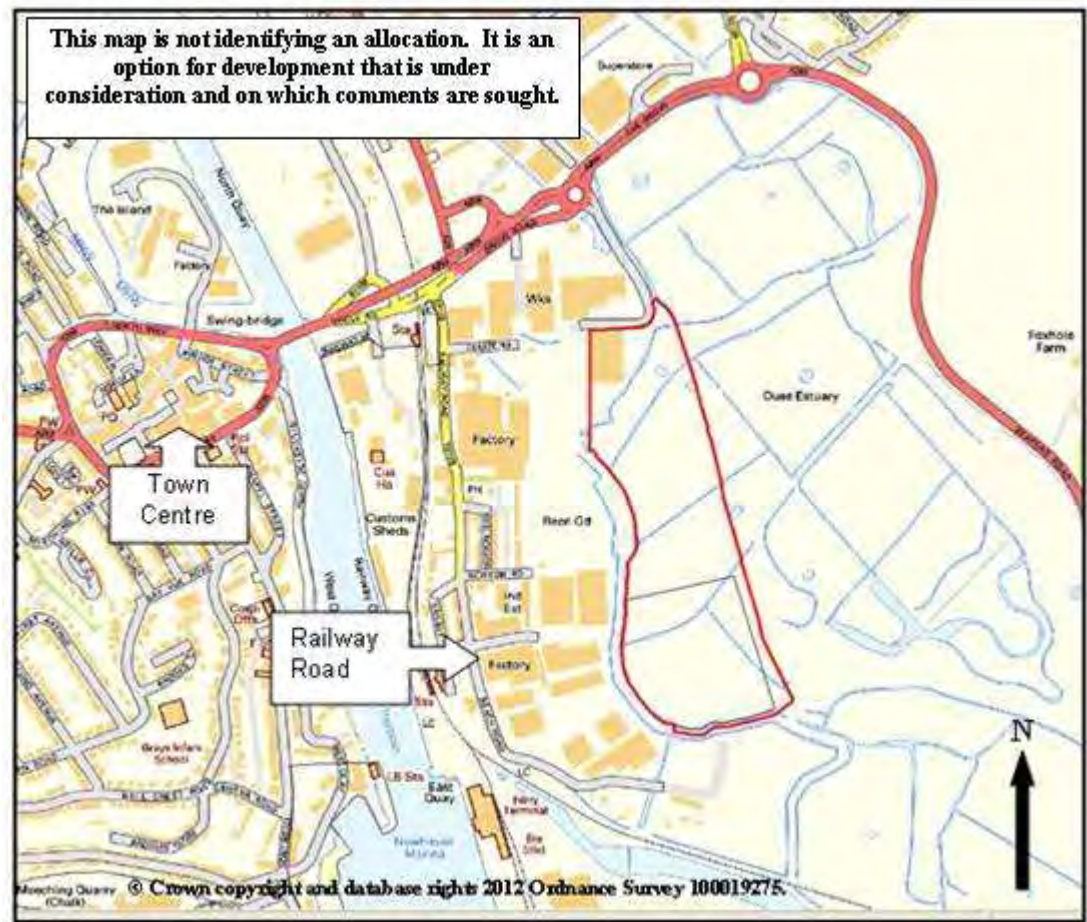
25. Land West of Meeching Quarry – NH/A13	
Address	Land West of Meeching Quarry, Newhaven
Site Area	7.99 hectares
Existing / Previous Use	Agricultural
Proposed Use under Consideration	Residential – potential capacity of 125 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 32NH) - Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Most of site lies within planning boundary (subject to relevant ‘saved’ policies – RES9 and CT1). A small section (to the west) is located outside and so subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). The planning boundary can be seen on the map below (black line) • Site allocated for housing in 2003 Local Plan (NH8 – West of Meeching Quarry). <p>Core Strategy</p> <ul style="list-style-type: none"> • Site is part of broad location for change in the Core Strategy (SP5). • Planned housing growth for Newhaven of 780 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site lies on Archaeological Notification Area – high potential for archaeological implications. • Biodiversity designations (2 SNCI’s, 1 SSSI and 1 Local Nature Reserve) within the vicinity of the site. • ESCC (transport authority) advice suggests an upper limit of acceptable development in the Peacehaven/Newhaven area in terms of additional housing numbers and the impact on the highway network. This site can potentially be accommodated with these limits, although advice would be considered prior to allocation (as part of larger site NH/A12) of the site in the Core Strategy and at the planning application stage – mitigation measures would be required. • Open and exposed site – development will need sympathetic layout, design and landscaping to minimise impact and views from Newhaven Fort/Castle Hill as well maintaining a sufficient undeveloped area from the cliff top edge.

Figure 25 – Land West of Meeching Quarry, Newhaven



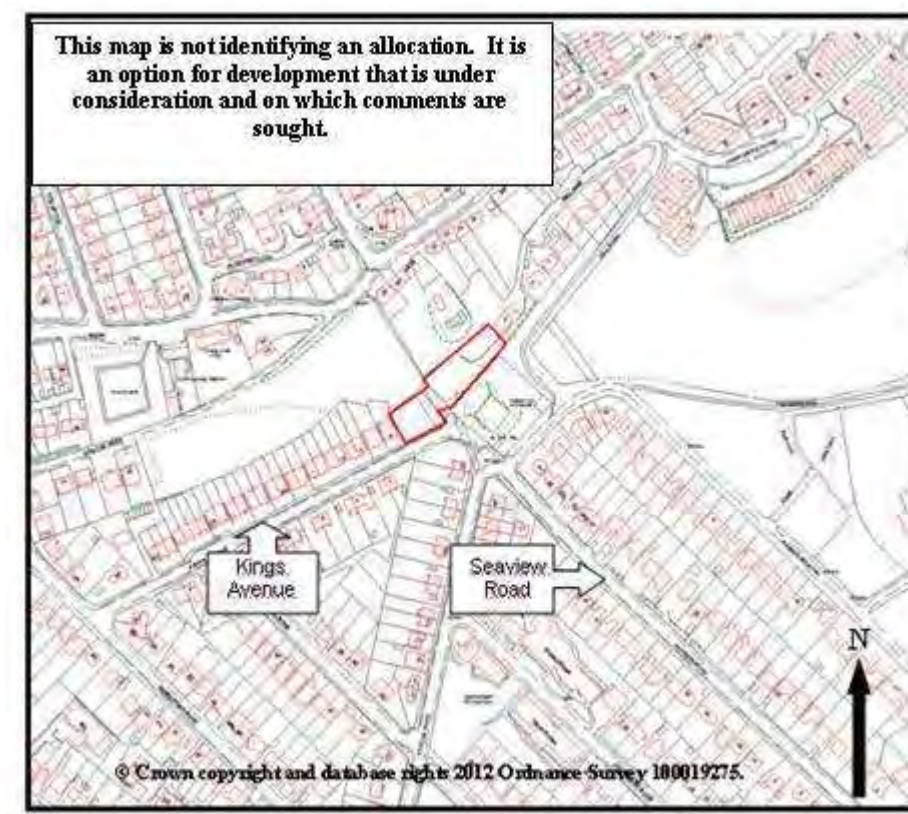
26. Eastside Land, Newhaven – NH/A14	
Address	Eastside Land, Newhaven
Site Area	17.92 hectares
Existing / Previous Use	Open land and sewage works to the south
Proposed Use under Consideration	Residential – potential capacity of 190 units
Notional Start Date	2015
Source of Site	SHLAA 2013 (Site 20NH) - Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site lies within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). • Site is allocated in 2003 Local Plan for B1 and B8 use (NH10) <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newhaven of 780 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Recent application (2012) approved for supermarket and residential development and port access road. • Development is likely to lead to traffic congestion in the town but planning permission has been issued and funding for the port access road has been identified (see highways comments for NH/A12 and NH/A13). • High potential for archaeological implications • Site is within Tide Mills SNCI designation • Predominantly greenfield site – small area of brownfield • Site lies within Flood Zone 3b but land has been raised to mitigate. • Site adjacent to National Park boundary – development over three storeys could have negative landscape implications. • Within walking distance of town centre services and public transport.

Figure 26 – Eastside Land, Newhaven



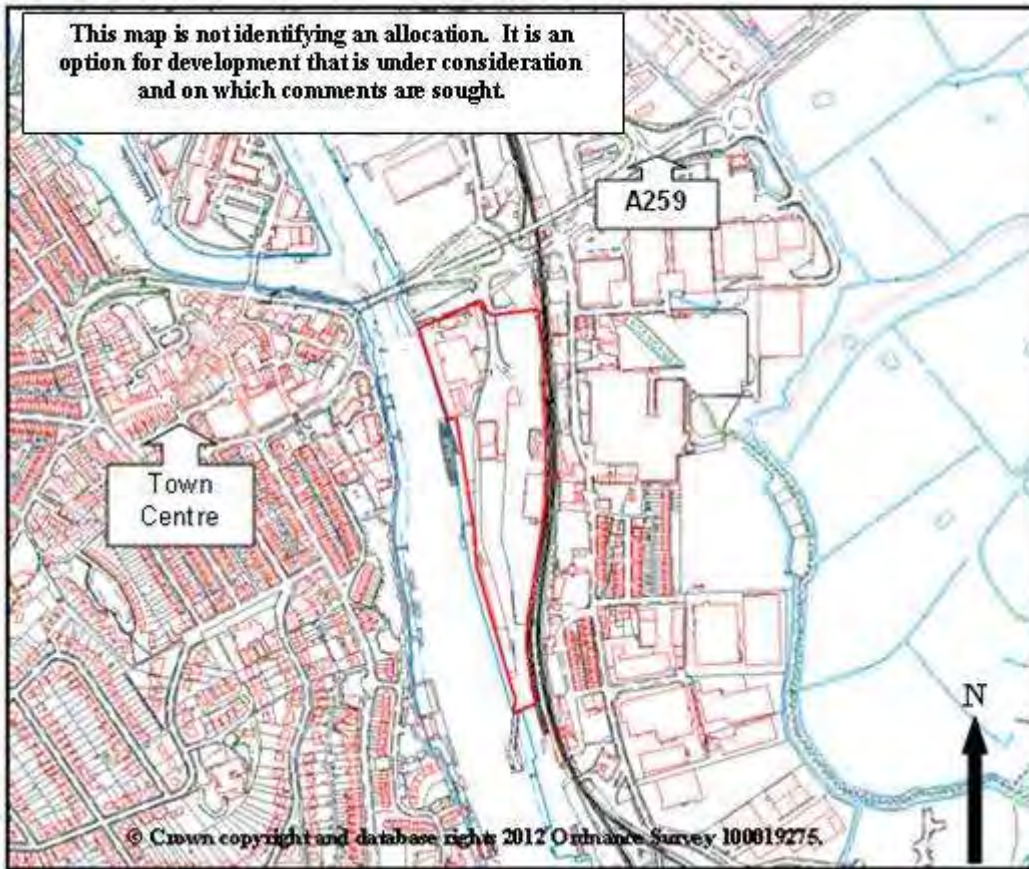
27. Land at Kings Avenue, Newhaven – NH/A115	
Address	Kings Avenue, Newhaven
Site Area	0.2 hectares
Existing / Previous Use	Woodland area
Proposed Use under Consideration	Residential – potential capacity of 8 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 33NH) – Developable – Suitable but unknown Availability
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site lies within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). • Site Specific Policy NH7 – allocation for residential development of at least 8 units. This policy is to be retained. • Site Specific Policy RES2 (First Phase Residential Development). This policy will be replaced by the Spatial Strategy of the Core Strategy. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newhaven of 780 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Unknown land ownership - it is not known when site will come forward for development. • Public right of way runs through site • Adjacent to Newhaven Denton Conservation Area, TPO Group and Listed building nearby – development would need to respect the conservation area. • Part of site lies within Archaeological Notification Area - an assessment would need to be carried out

Figure 27 – Land at Kings Avenue, Newhaven



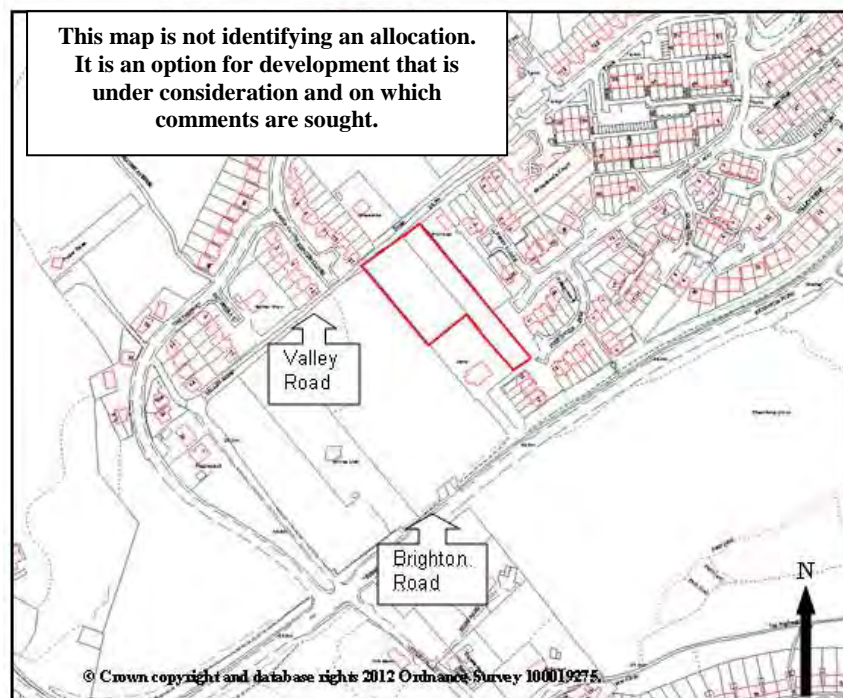
28. Land at Railway Quay – NH/A16	
Address	Land at Railway Quay, Newhaven
Site Area	4.65 hectares
Existing / Previous Use	
Proposed Use under Consideration	Residential – potential capacity of 200 units
Notional Start Date	N/A
Source of Site	SHLAA 2013 (Site 10NH) – Not Deliverable or Developable – Not Available
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site is within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). • Site is allocated as Site Specific Policy NH21 (Railway Quay) – identifies land for port related activities, however, if considered surplus to port use, will be considered for mixed use development (including residential and business). • Site is allocated as Site Specific Policy RES2 (First Phase Residential Development). This policy will be replaced by the Spatial Strategy of the Core Strategy. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newhaven of 780 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • ESCC (transport authority) advice suggests an upper limit of acceptable development in the Peacehaven/Newhaven area in terms of additional housing numbers and the impact on the highway network. This site can potentially be accommodated within these limits, although advice would be considered at the planning application stage – mitigation measures would be required. • Site is near to town centre services / facilities • Listed buildings on site – development would need to respect these designations. • Site is within Flood Zone 3b – flood mitigation is likely to be required. • Availability of site is currently considered ‘Not Available’. • Recent NPP Newhaven Port Masterplan does not identify residential use for the site. • Recent planning proposals have not included residential use. An application submitted in 2012 proposing a superstore was refused on highways grounds and the impact on town centre vitality.

Figure 28 – Land at Railway Quay, Newhaven



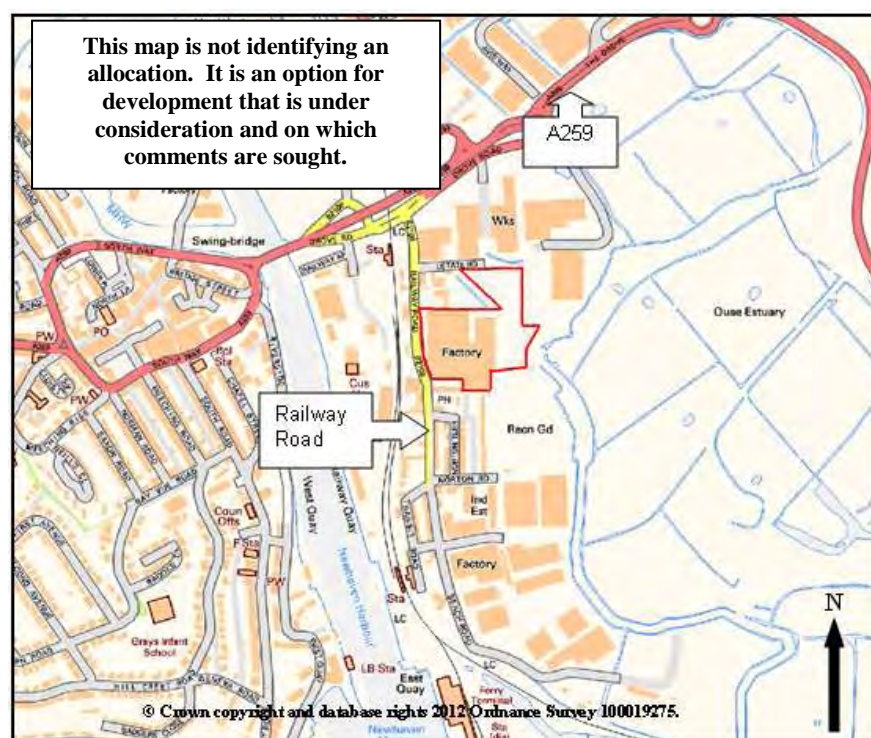
29. Land off Valley Road, Newhaven – NH/A17	
Address	Land off Valley Road Newhaven
Site Area	0.41 hectares
Existing / Previous Use	Unused scrubland
Proposed Use under Consideration	Residential – potential capacity of 18-24 units
Notional Start Date	N/A
Source of Site	SHLAA 2013 (Site 29NH). The site is part of the larger 35NH site (see NH/A08 for assessment)
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site is within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1). • Site is allocated as Site Specific Policy NH4 (allocated for residential development of at least 24 dwellings). This policy is to be retained. • Site is allocated as Site Specific Policy RES2 (First Phase Residential Development). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newhaven of 780 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Suitable for residential development as located near to existing homes. • Availability of site for development is now established as it is currently being promoted through a planning application • Approximately 300m from Peacehaven Golf Course SNCI. • TPO Group c.100m south west of site • Public right of way runs through the site

Figure 29 – Land off Valley Road, Newhaven



30. Parker Pen Site, Newhaven – NH/A18	
Address	Parker Pen Site, Railway Road, Newhaven
Site Area	2.8 hectares
Existing / Previous Use	Vacant factory / warehouse
Proposed Use under Consideration	Residential – potential capacity of 150-200 units
Notional Start Date	N/A
Source of Site	Local Plan Part 2 - Call for Sites 2013.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> Site is within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1). <p>Core Strategy</p> <ul style="list-style-type: none"> Planned housing growth for Newhaven of 780 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> Listed buildings within vicinity of site – development would need to respect these designations. Development is likely to lead to traffic congestion in the town (see highways comments for NH/A12 and NH/A13) – Traffic impact assessment and mitigation would be provided. Tide Mills SSSI nearby. Located within Flood Zone 3 – a flood risk assessment and mitigation would be required. Land is in single ownership and available for development within the next 5 years. Land contamination assessment is likely to be required due to previous factory use.

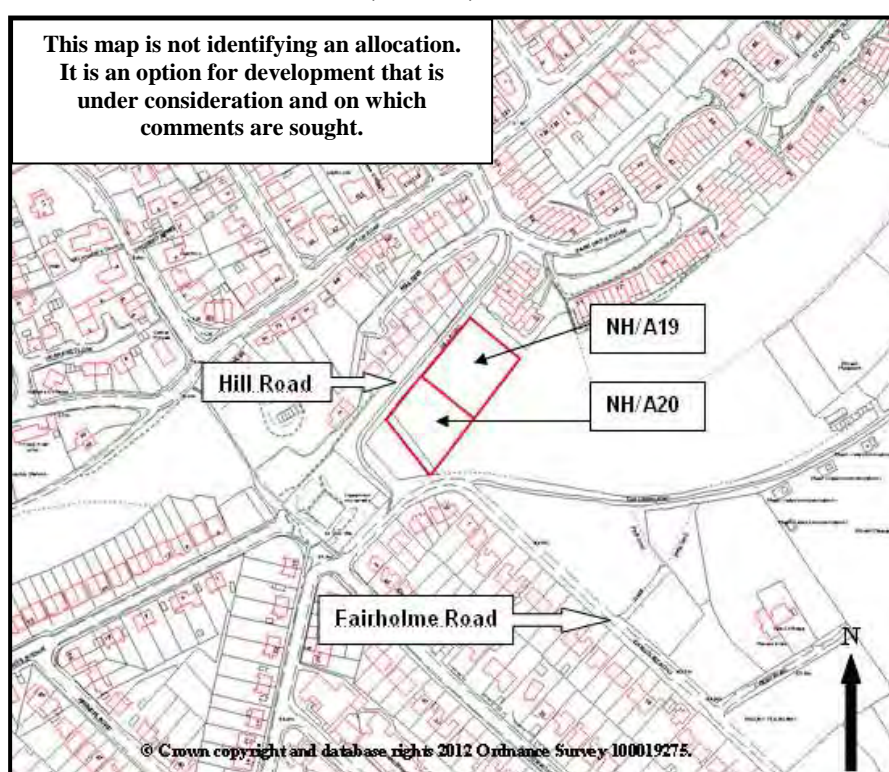
Figure 30 – Parker Pen Site, Newhaven



31. Land on South East Side of Hill Road – NH/A19	
Address	Land on South East Side of Hill Road, Newhaven
Site Area	0.2 hectares
Existing / Previous Use	Scrubland
Proposed Use under Consideration	Residential – potential capacity of 8 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (23NH) - Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Outside (adjacent) planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newhaven of 780 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Providing suitable access may be difficult due to gradient issues, being an unadopted highway, below standard in terms of visibility and lack of footways. • Residential infill - limited landscape impact • High potential for archaeological implications • Site lies within National Park • Site opposite Newhaven Denton Conservation Area and within vicinity of listed buildings – would need to respect the designation.

32. – Land south east side of Hill Road – NH/A20	
Address	Land south east side of Hill Road, Newhaven
Site Area	0.175 hectares
Existing / Previous Use	Scrubland
Proposed Use under Consideration	Residential – potential capacity of 8 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (25NH) - Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <p>Outside but adjacent to existing to planning boundary</p> <ul style="list-style-type: none"> • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newhaven of 780 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Providing suitable access may be difficult due to gradient issues, being an unadopted highway, below standard in terms of visibility and lack of footways. • Residential infill - limited landscape impact • High potential for archaeological implications • Site lies within National Park • Site opposite Newhaven Denton Conservation Area and within vicinity of listed buildings – would need to respect the designation.

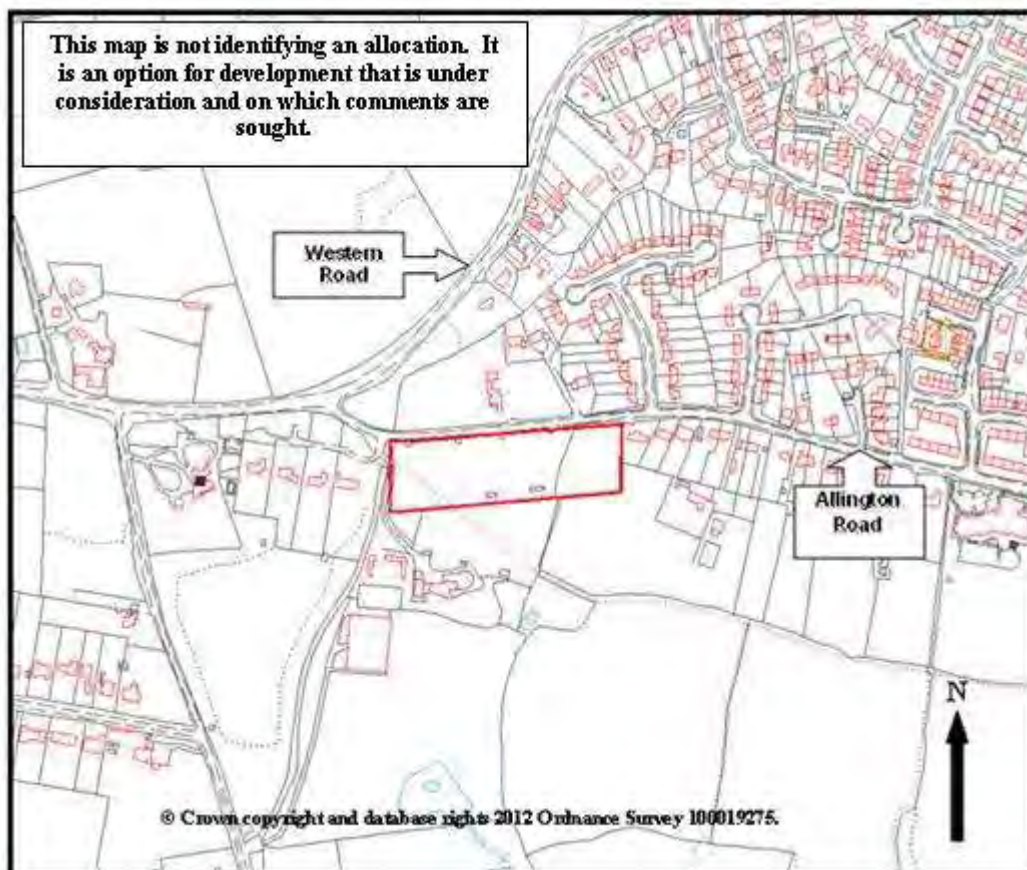
Figure 31/32 – Land on South East Side of Hill Road (NH/A19) and Site 2 East Hill Road (NH/A20)



Newick

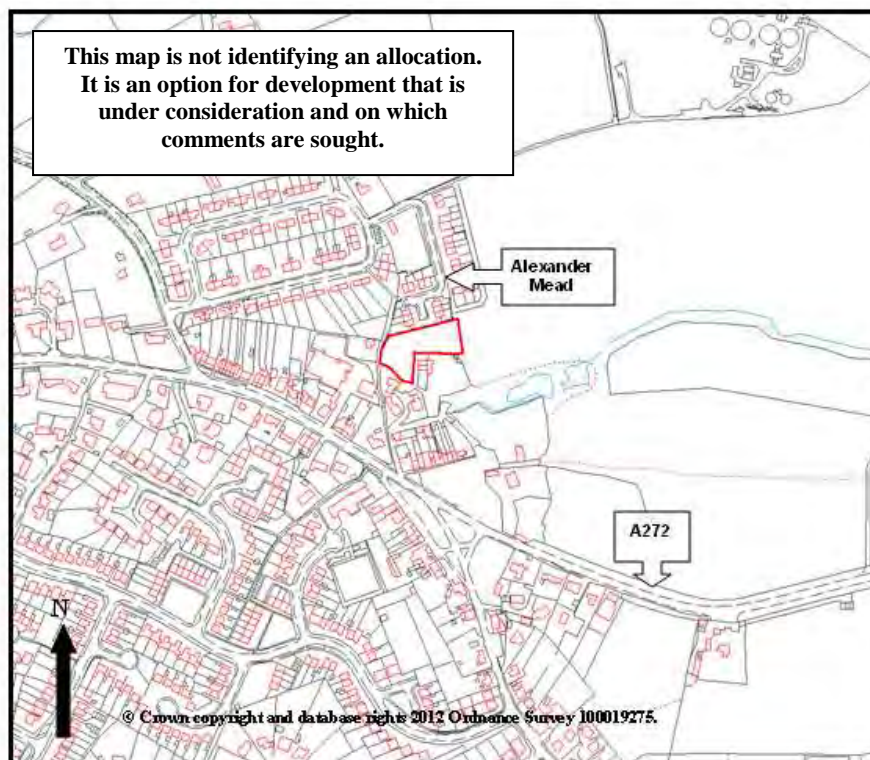
33. Land off Allington Road, Newick – NW/A01	
Address	Land off Allington Road, Newick, BN8 4NH
Site Area	1.3 hectares
Existing / Previous Use	Paddock
Proposed Use under Consideration	Residential – potential capacity of 30 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 03NW) - Suitable, Available & Achievable.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Outside (adjacent) planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newick of 100 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site currently provides a gap between Newick and development on Lower Station Road. • Listed building in vicinity of site • Development would have an impact on the landscape – development would need to be screened from the countryside to the south. • Grade 3 Agricultural Land • A small section of site lies within the 7km Ashdown Forest protection zone – mitigation may be required in the form of SANGS provision. • Public right of way runs through site

Figure 33 – Land off Allington Road, Newick



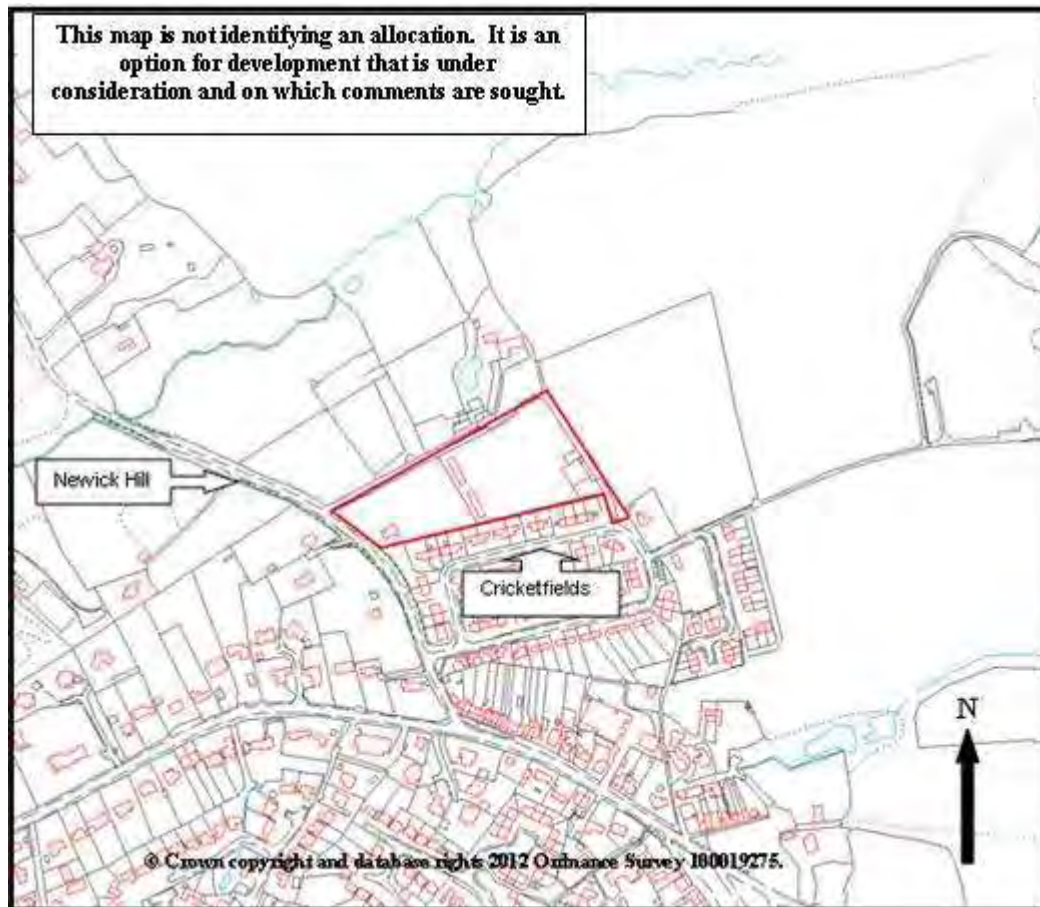
34. Land South of Alexander Mead, Newick – NW/A02	
Address	Land South of Alexander Mead, Newick, BN8 4LX
Site Area	0.2 hectares
Existing / Previous Use	Unused grassland
Proposed Use under Consideration	Residential – potential capacity of 7 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 07NW) - Suitable, Available & Achievable.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Outside (adjacent) planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newick of 100 net additional dwellings
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Adjacent to Newick Conservation Area and Area of Established Character –development would need to respect these designations • May lead to highway issues / congestion at Newick Hill / A272 junction – could be resolved at planning application stage • Grade 3 Agricultural Land • Site lies within the 7km Ashdown Forest protection zone – mitigation would be required in the form of SANGS provision. • Within Archaeological Notification Area – Site survey is likely to be required.

Figure 34 - Land South of Alexander Mead



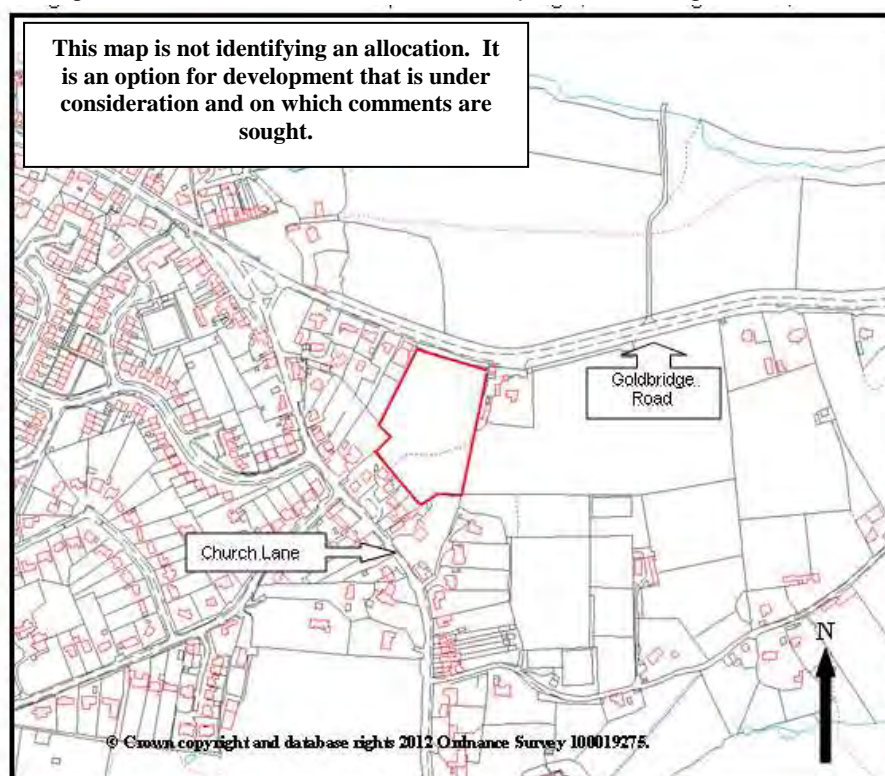
35. 25 Newick Hill and land adjacent to Cricketfields, Newick - NW/A03	
Address	25 Newick Hill (and other adjacent land) Newick , BN8 4QR
Site Area	1.5 hectares
Existing / Previous Use	Agricultural smallholding, gardens with one residential unit and one B1 unit
Proposed Use under Consideration	Residential – potential capacity of 37 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 08NW) - Suitable, Available & Achievable. Also considered through Newick Neighbourhood Plan process.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Outside (adjacent) planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES8, RES10 and CT1 (some of which will be superseded by the Core Strategy). • District-wide policy E1 (Planning for employment) which safeguards B1 units. This policy will be superseded by CP4 of the Core Strategy. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newick of 100 units • CP4 (Encouraging Economic Development and Regeneration).
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • In the vicinity of Newick Conservation Area, Area of Established Character and Listed Buildings – development would need to respect these designations. • May lead to highway issues/congestion at Newick Hill / A272 junction – could be resolved at planning application stage • Site lies within the 7km Ashdown Forest protection zone – mitigation would be required in the form of SANGS provision. • Grade 3 Agricultural Land

Figure 35 - 25 Newick Hill and Land adjacent to Cricketfields, Newick



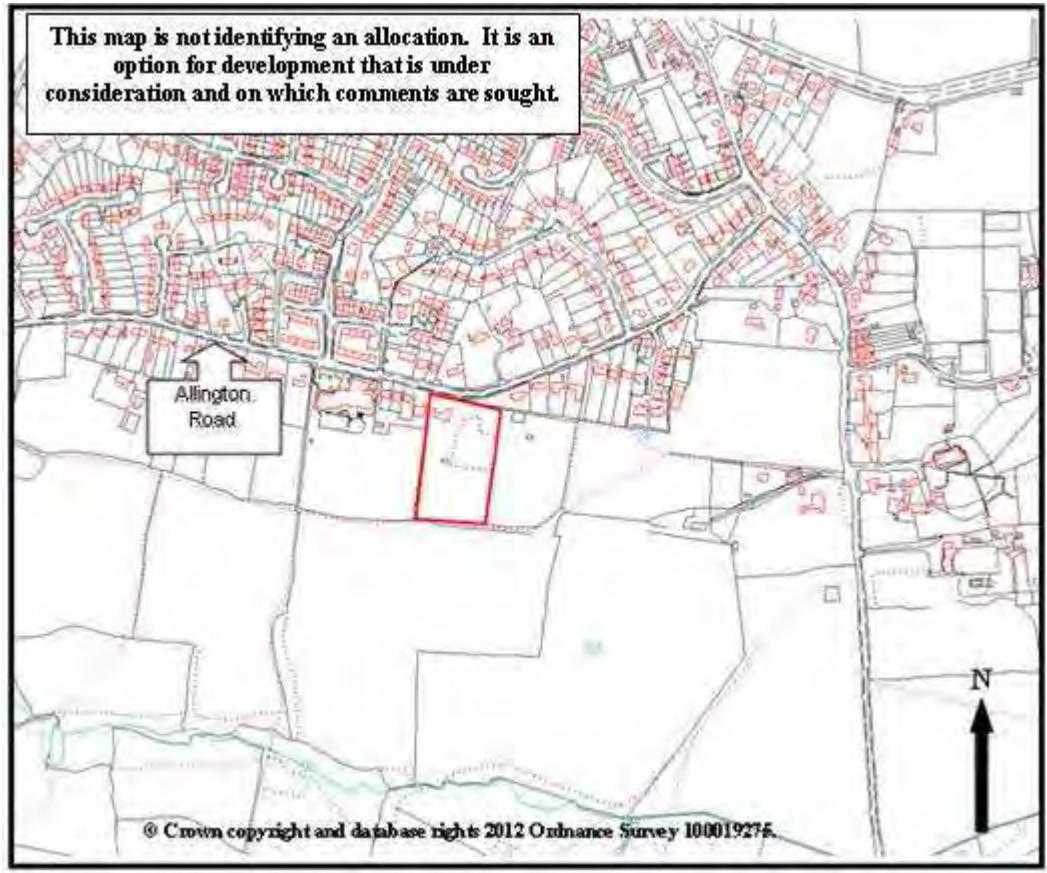
36. Land to East of the Telephone Exchange, Goldbridge Road, Newick – NW/A04	
Address	Land to East of Telephone Exchange, Goldbridge Road, Newick
Site Area	1.2 hectares
Existing / Previous Use	Unused grassland
Proposed Use under Consideration	Residential – potential capacity of 30 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 11NW) - Suitable, Available & Achievable. Also considered through Newick Neighbourhood Plan process.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Outside (adjacent) planning boundary • Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newick of 100 units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Potentially Grade 1 Agricultural Land • Newick Church Road Conservation Area adjacent and Listed Buildings in vicinity of site - development would need to respect these designations. • Site lies within the 7km Ashdown Forest protection zone – mitigation would be required in the form of SANGS provision. • TPO on plot adjacent to the site.

Figure 36 – Land to the East of the Telephone Exchange, Newick



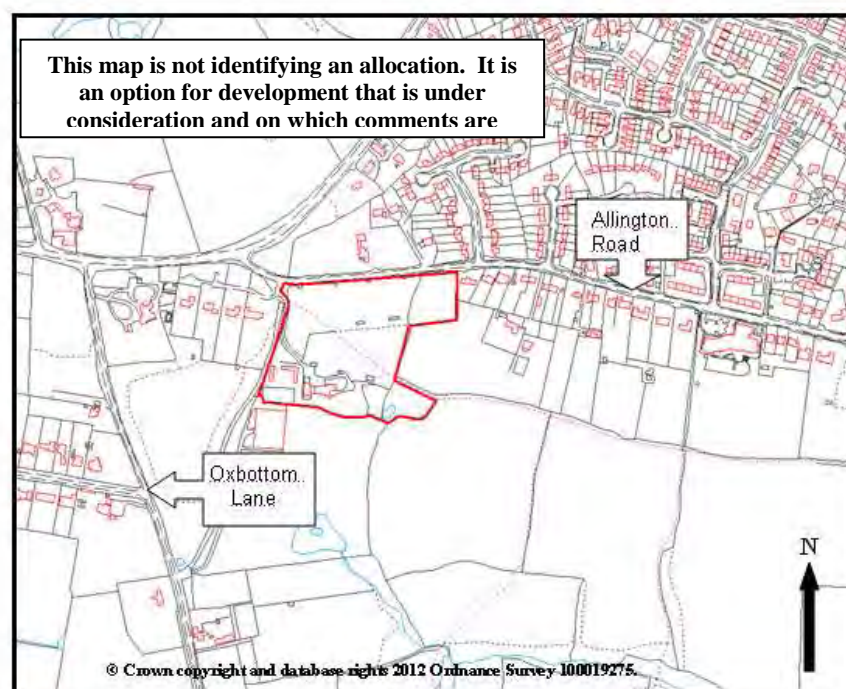
37. Land at Rathenny, Allington Road – NW/A05	
Address	Land at Rathenny, 55 Allington Road, Newick
Site Area	1.2 hectares
Existing / Previous Use	Dwelling, curtilage and agricultural land (unused)
Proposed Use under Consideration	Residential – potential capacity of 30 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 13NW) - Suitable, Available & Achievable. Also considered through Newick Neighbourhood Plan process.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Majority of site is outside (adjacent) planning boundary – North West corner is within. • Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES8, RES10 and CT1 (some of which will be superseded by the Core Strategy). • Majority of site lies within Site Specific Policy NW1 (Extension to Playing Fields). This policy is to be retained. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newick of 100 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Grade 3 Agricultural Land • Site lies within the 7km Ashdown Forest protection zone – mitigation would be required in the form of SANGS provision. • TPO within the boundary of the site – would need to be retained. • Adjacent to Area of Established Character – development would need to respect this designation • Close proximity to primary school and recreational facilities.

Figure 37 – Land at Ratheny, Allington Road, Newick



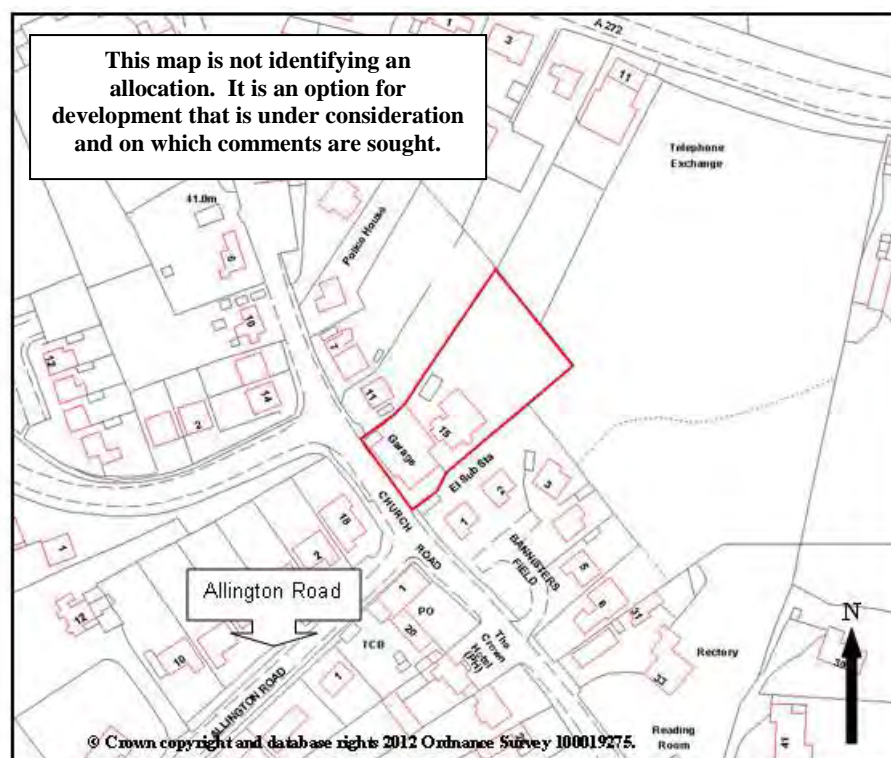
38. Land South of Allington Road – NW/A06	
Address	Land South of Allington Road, Newick
Site Area	2.4 hectares
Existing / Previous Use	Agricultural land (including buildings) and woodland
Proposed Use under Consideration	Residential – potential capacity of 55 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 16NW) - Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) of planning boundary • Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES7, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newick of 100 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Land currently provides gap between Newick and development along Lower Station Road • TPO's adjacent to site • Landscape impacts – potential mitigation through retention of existing woodland or 15m buffer. • Public right of way runs through the site • A small section of the site lies within the 7km Ashdown Forest protection zone – mitigation may be required in the form of SANGS provision. • Grade 3 Agricultural land

Figure 38 – Land South of Allington Road, Newick



39. Land at P&K Autos / 1 5 Church Road, Newick – NW/A07	
Address	15 Church Road, Newick, BN8 4JU
Site Area	0.26 hectares
Existing / Previous Use	Garage premises and residential
Proposed Use under Consideration	Residential – potential capacity of 6 units
Notional Start Date	2023
Source of Site	SHLAA 2013 (Site 17NW) – Developable - Suitable but only available in future. Also considered through Newick Neighbourhood Plan process.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newick of 100 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Within the vicinity of Church Road and The Green Conservation Areas, an archaeological notification area, as well as a number of Grade 2 listed buildings. • Site lies within the 7km Ashdown Forest protection zone – mitigation would be required in the form of SANGS provision. • Land contamination assessment would be required due to previous use as a petrol station/garage. • Sustainably located near to public transport and local services. • Land not available immediately (within next 10–15 years).

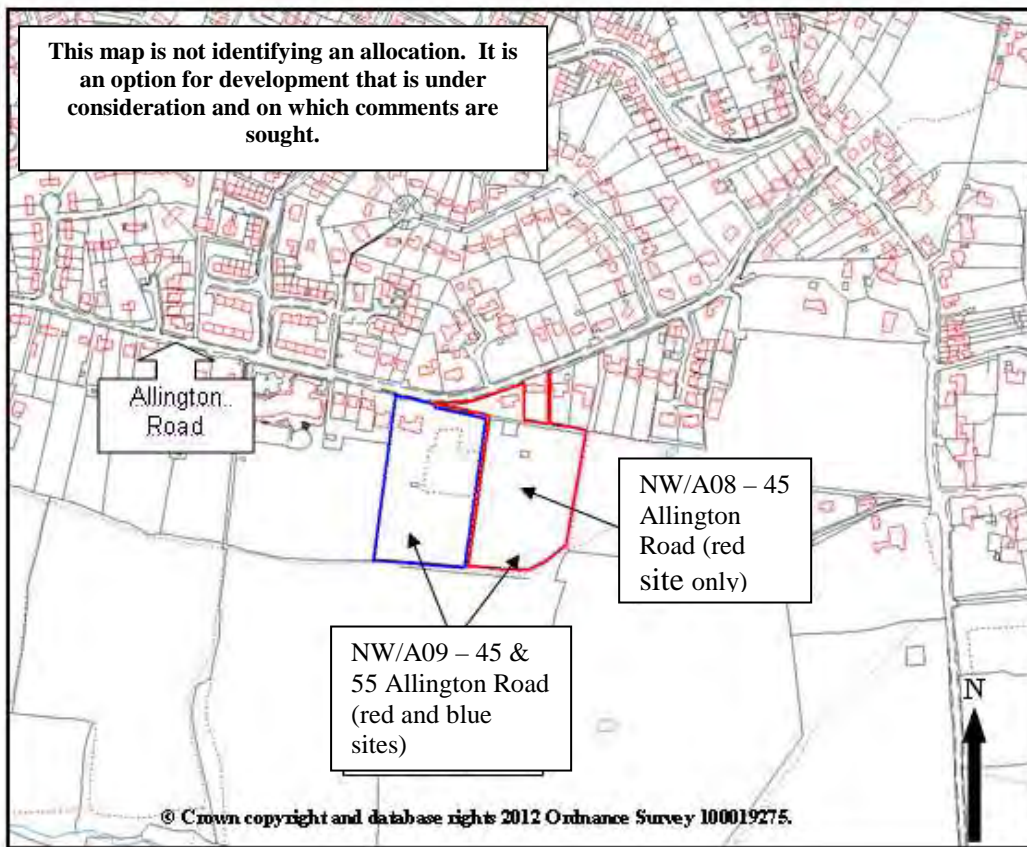
Figure 39 – Land at P&K Autos / 15 Church Road, Newick



40. Land rear of 45 Allington Road, Newick – NW/A08 (red site on figure 40/41)	
Address	45 Allington Road, Newick
Site Area	1.3 hectares
Existing / Previous Use	Residential curtilage and nursery
Proposed Use under Consideration	Residential – potential capacity of 23 units
Notional Start Date	2018
Source of Site	Local Plan Part 2 - Call for Sites 2013. SHLAA reference 20NW – Developable – Suitable and Available but unknown achievability to overcome risks. Site also considered through Newick Neighbourhood Plan process.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) of planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES7, RES10 and CT1 (some of which will be superseded by the Core Strategy). • Site lies within site specific policy NW1 which grants planning permission for the extension of Newick Recreation Ground. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newick of 100 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Land available immediately (development could come forward within next 5 years). • Site lies within the 7km Ashdown Forest protection zone – mitigation would be required in the form of SANGS provision. • Site within the vicinity of listed buildings, two conservation areas and opposite area of established character – development would need to respect these designations. • TPO’s within and along the site boundary – would need to be retained if possible. • Access dependent on TPOs and adjacent land provision. • Unlikely to have a significant landscape impact. • Not within 600m of local services

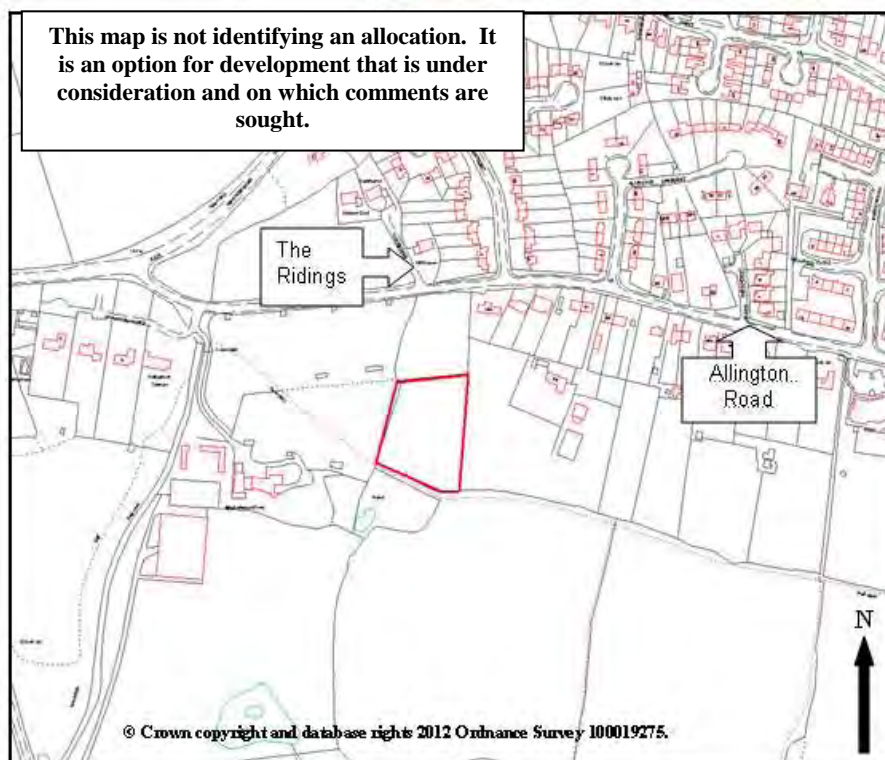
41. Lane rear of 45 and 55 Allington Road, Newick (red and blue sites on Figure 40/41) – NW/A09	
Address	45 and 55 Allington Road, Newick
Site Area	1.3 hectares
Existing / Previous Use	Residential cartilage / old smallholding
Proposed Use under Consideration	Residential – potential capacity of 50 units
Notional Start Date	2016
Source of Site	Local Plan Part 2 - Call for Sites 2013 SHLAA 2013 (21NW) – Suitable, Available and Achievable. Both plots (45 & 55 Allington Road) have been put forward individually. Site also considered through Newick Neighbourhood Plan process.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Majority of site outside (adjacent) of planning boundary. The two residential dwellings (45 and 55 Allington Rd) within planning boundary. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES7, RES10 and CT1 (some of which will be superseded by the Core Strategy). • Site lies within site specific policy NW1 which grants planning permission for the extension of Newick Recreation Ground. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newick of 100 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • One parcel (55 Allington Rd - NW/A05) has already been assessed as suitable, available and achievable through the SHLAA (13NW). • Land available immediately (development could come forward within next 5 years). • Site lies within the 7km Ashdown Forest protection zone – mitigation would be required in the form of SANGS provision. • Site within the vicinity of listed buildings, two conservation areas and opposite area of established character – development would need to respect these designations. • TPO’s within and along the site boundary – would need to be retained if possible. • Not within 600m of local services

Figure 40/41 – 45 Allington Road (NW/A08) and 45 and 55 Allington Road (NW/A09)



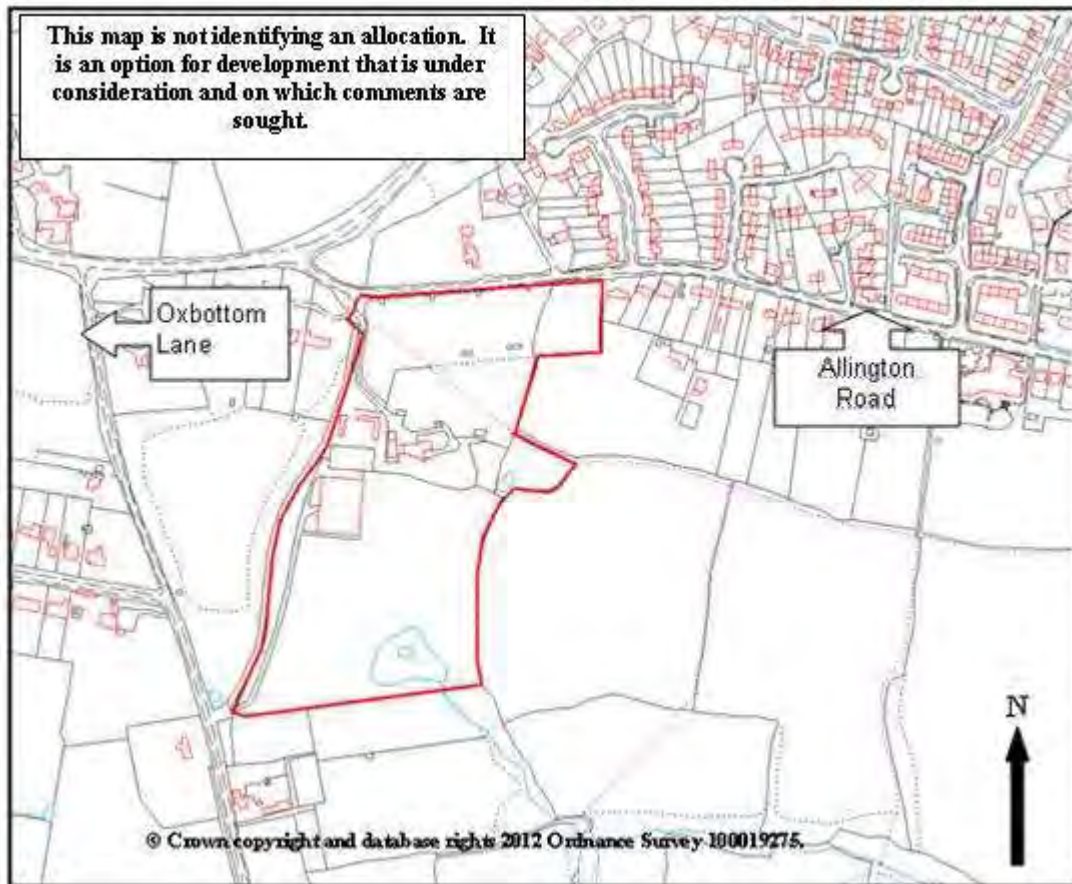
42. Land west of The Pines, 95 Allington Road, Newick– NW/A10	
Address	The Pines, 95 Allington Road, Newick
Site Area	0.5 hectares
Existing / Previous Use	Grass paddock
Proposed Use under Consideration	Residential – potential capacity of 8 units
Notional Start Date	2018
Source of Site	Local Plan Part 2 - Call for Sites 2013. SHLAA reference 19NW – Developable – Suitable and available but achievability to overcome risks. Site also considered through Newick Neighbourhood Plan process.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside of planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES7, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newick of 100 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site does not lie within the 7km Ashdown Forest Protection Zone. • Land available immediately (development could come forward within next 5 years). • Site forms isolated, landlocked parcel. Proponent suggests land is considered in conjunction with site to west. • Access dependent on adjacent land in different ownership.

Figure 42 – Land west of The Pines, 95 Allington Road, Newick



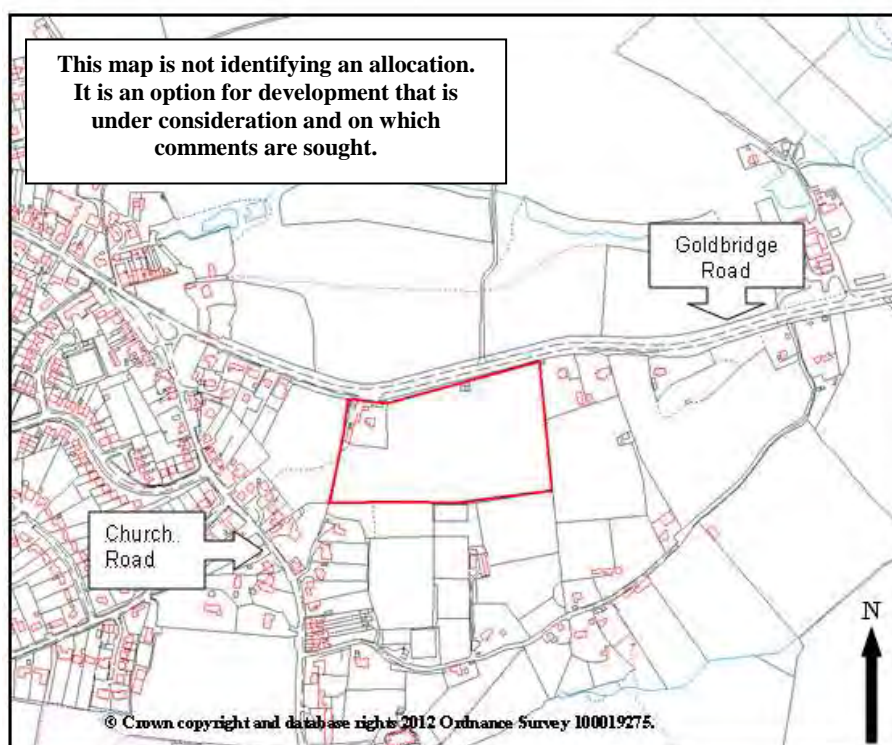
43. Land at Mitchelswood Farm – NW/A11	
Address	Land at Mitchelswood Farm, Newick, BN8 4NH
Site Area	6.6 hectares
Existing / Previous Use	Agricultural land and buildings
Proposed Use under Consideration	Residential – potential capacity of 55 units
Notional Start Date	2016
Source of Site	Local Plan Part 2 – 2013 Call for Sites. Part of site has come forward in previous SHLAAs (Site 03NW and 16NW) – both sites assessed as Suitable, Available and Achievable. Also considered through Newick Neighbourhood Plan process.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) of planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES7, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newick of 100 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • See comments for NW/A01 and NW/A06 which are both incorporated into this site. • Land currently provides gap between Newick and development along lower station road • Existing woodland would need to be retained to mitigate landscape concerns. • Public right of way runs through the site • A small section of the site lies within the 7km Ashdown Forest protection zone – mitigation may be required in the form of SANGS provision. • Grade 3 Agricultural land • Development would also include provision of leisure facilities in southern part of site.

Figure 43 – Land at Mitchelswood Farm, Newick



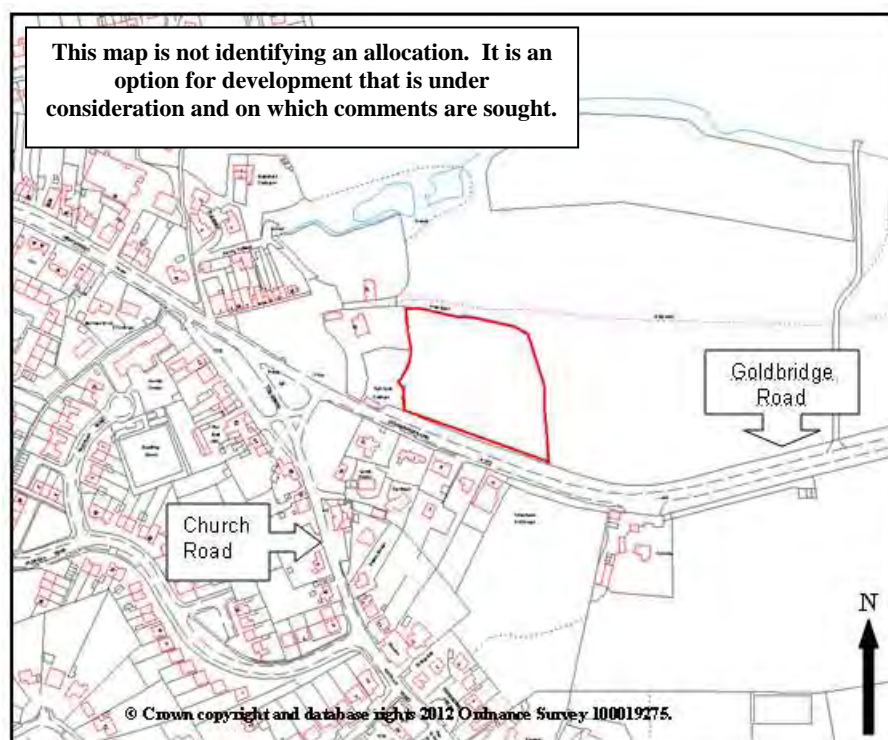
44. Land East of Oaksid – NW/A12	
Address	Land East of Oaksid, Newick
Site Area	4 hectares
Existing / Previous Use	Ex-Woods Fruit Farm
Proposed Use under Consideration	Unknown potential capacity
Notional Start Date	N/A
Source of Site	Considered through Newick Neighbourhood Plan process - Site 10
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside planning boundary • Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES7, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newick of 100 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Potentially Grade 1 Agricultural Land. • Site lies within the 7km Ashdown Forest protection zone – mitigation would be required in the form of SANGS provision. • A number of listed buildings, two conservation areas within the vicinity of the site (including the Newick Church Road Conservation Area which borders the site) – development would be required to respect these designations. • Site is located near to village services/facilities

Figure 44 – Land East of Oaksid



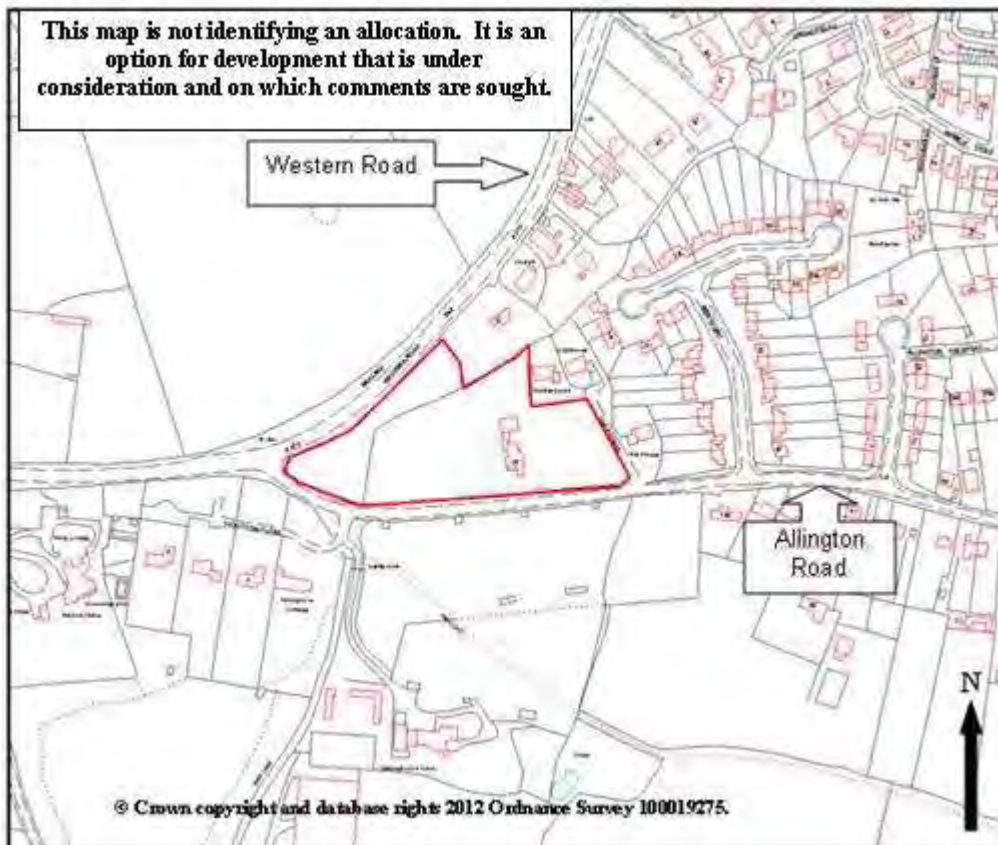
45. Land North of Goldbridge Road – NW/A13	
Address	Land North of Goldbridge Road, Newick
Site Area	4 hectares
Existing / Previous Use	Agricultural land
Proposed Use under Consideration	Unknown potential capacity
Notional Start Date	N/A
Source of Site	Considered through Newick Neighbourhood Plan process – Site 9
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES7, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newick of 100 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site lies within the 7km Ashdown Forest protection zone – mitigation would be required in the form of SANGS provision. • A number of listed buildings, two conservation areas within the vicinity of the site (including The Green Conservation Area and listed buildings which border the site) – development would need to respect these designations. • A small section of the site lies within an Archaeological Notification Area. • Site is located near to village services/facilities

Figure 45 – Land North of Goldbridge Road, Newick



46. Land North of Allington Road – NW/A14	
Address	Land North of Allington Road, Newick
Site Area	3 hectares
Existing / Previous Use	Residential dwelling and curtilage
Proposed Use under Consideration	Unknown potential capacity
Notional Start Date	N/A
Source of Site	Considered through Newick Neighbourhood Plan process – Site 12
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES7, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Newick of 100 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site partly lies within the 7km Ashdown Forest protection zone – development is likely to require mitigation in the form of SANGS provision. • A number of TPO’s and TPO Groups along the border of the site – these would need to be retained where possible. • Site adjacent to Area of Established Character. • Would result in the loss of a historic (but not listed) building. • Site is an edge of village location, far away from local services and facilities. • Access and the resultant traffic impact on Allington Road could be an issue.

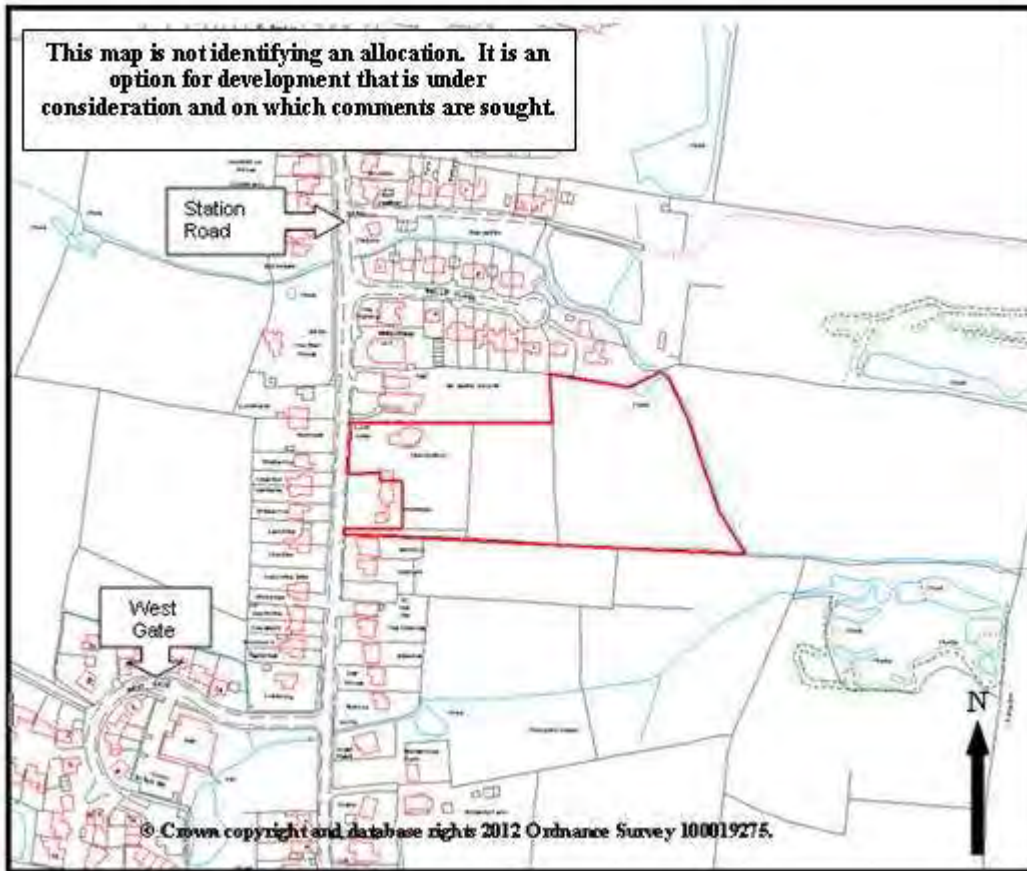
Figure 46 – Land North of Allington Road



Plumpton Green

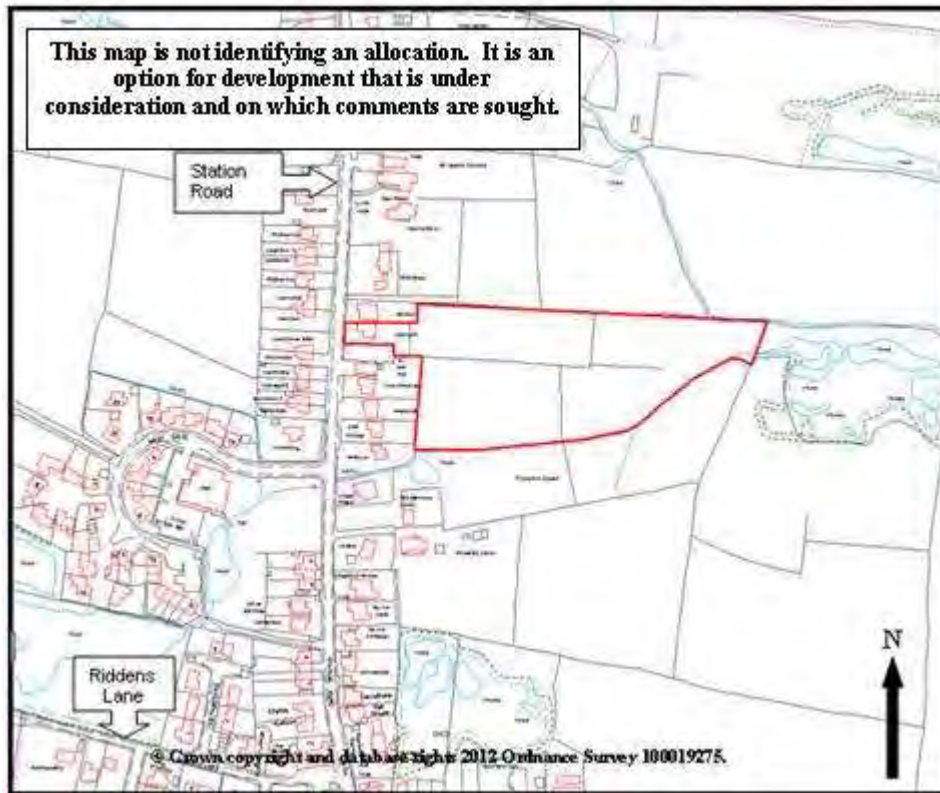
47. Land Rear of The Rectory, East of Station Road, Plumpton Green – PL/A01	
Address	Land Rear of The Rectory, East of Station Road, Plumpton Green
Site Area	1.6 hectares
Existing / Previous Use	Part residential, part agricultural
Proposed Use under Consideration	Residential – potential capacity of 30 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 04PL) – Developable – Suitable but only Available in the future
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Small western section of site is within planning boundary, the majority is outside. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES8, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Plumpton Green of 50 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Slight reduction in capacity/area of site to reflect uncertainty over whether The Rectory will be retained, to allow tree / hedge retention and landscape impact. • Grade 3 Agricultural Land • Consideration of rare and protected species would be required at planning application stage • TPO’s within site boundary – would need to be retained • Listed building within vicinity of site – development would need to respect this designation. • Site not available immediately - 5-10 years

Figure 47 – Land Rear of The Rectory, East of Station Road, Plumpton Green



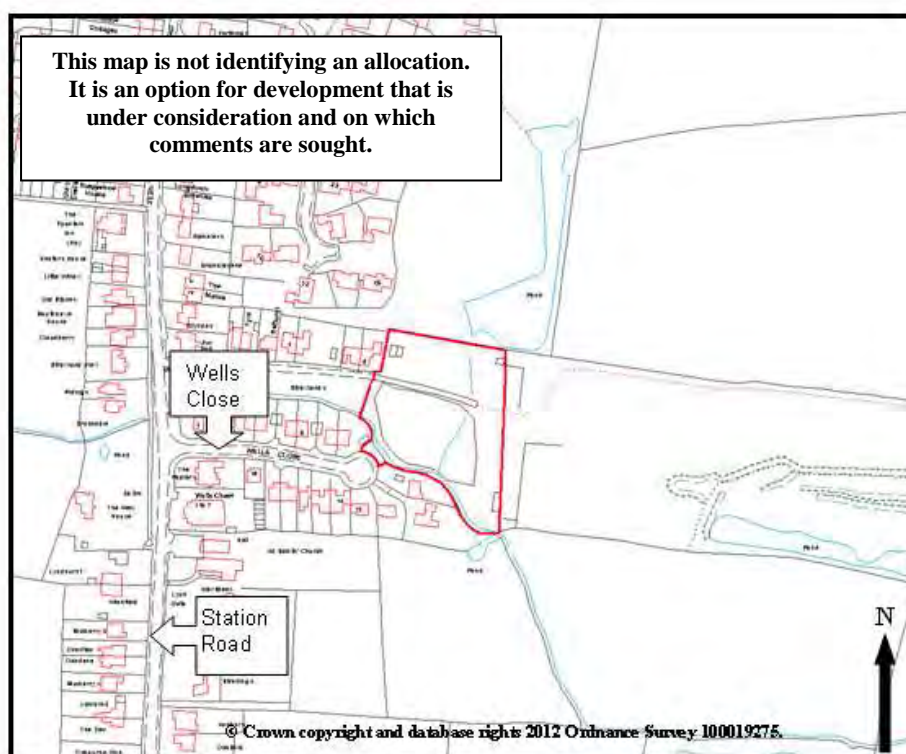
48. Land Rear of Oakfields, East of Station Road, Plumpton Green – PL/A02	
Address	Land Rear of Oakfields, East of Station Road Plumpton Green
Site Area	1.5 hectares
Existing / Previous Use	Part residential, part agricultural
Proposed Use under Consideration	Residential – potential capacity of 30 units
Notional Start Date	2015
Source of Site	SHLAA 2013 (Site 05PL) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Small western section of site is within planning boundary, the majority is outside. • Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES8, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Plumpton Green of 50 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Grade 3 Agricultural Land • Adjacent to Archaeological Notification Area – an assessment would need to be carried out • Issue of surface water flooding identified – thought to be resolvable • Site area and capacity has been reduced due to concerns over impact on landscape • Site sustainably located in walking distance of bus stop, train station and local services. • Consideration of rare and protected species would be required at planning application stage

Figure 48 – Land Rear of Oakfields, East of Station Road, Plumpton Green



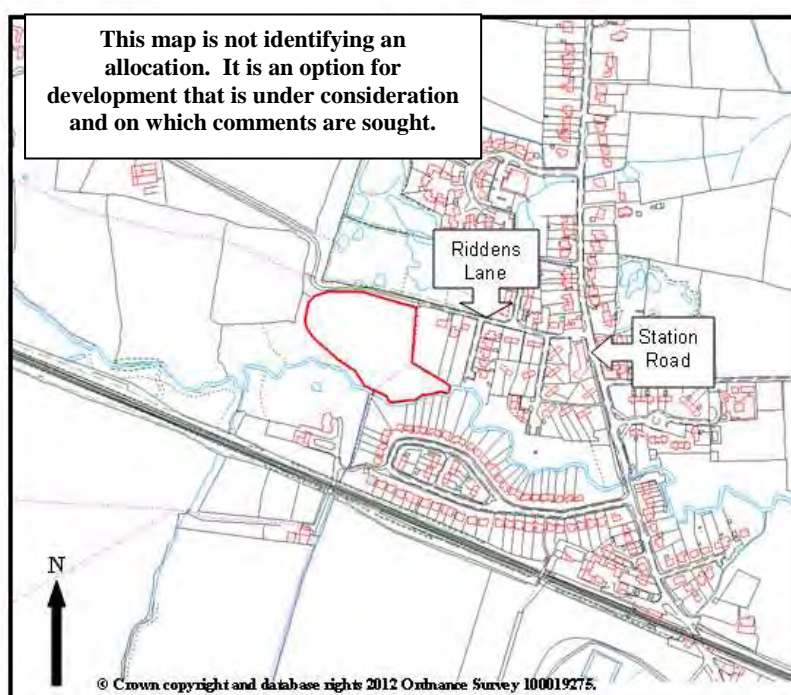
49. Land North East of Wells Close – PL/A03	
Address	Land North East of Wells Close, Plumpton Green
Site Area	0.5 Hectares
Existing / Previous Use	Disused wasteland / Previously part of brickworks site
Proposed Use under Consideration	Residential – potential capacity of 12 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 13PL) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) of planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Plumpton Green of 50 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Grade 3 Agricultural land • Public right of way runs through site • Consideration of rare and protected species would be required at planning application stage • Possibility of land contamination due to former use, but considered achievable to mitigate • No major highway objections – public transport provision should be supported and a footpath along main road is also likely to be required.

Figure 49 – Land North East of Wells Close, Plumpton Green



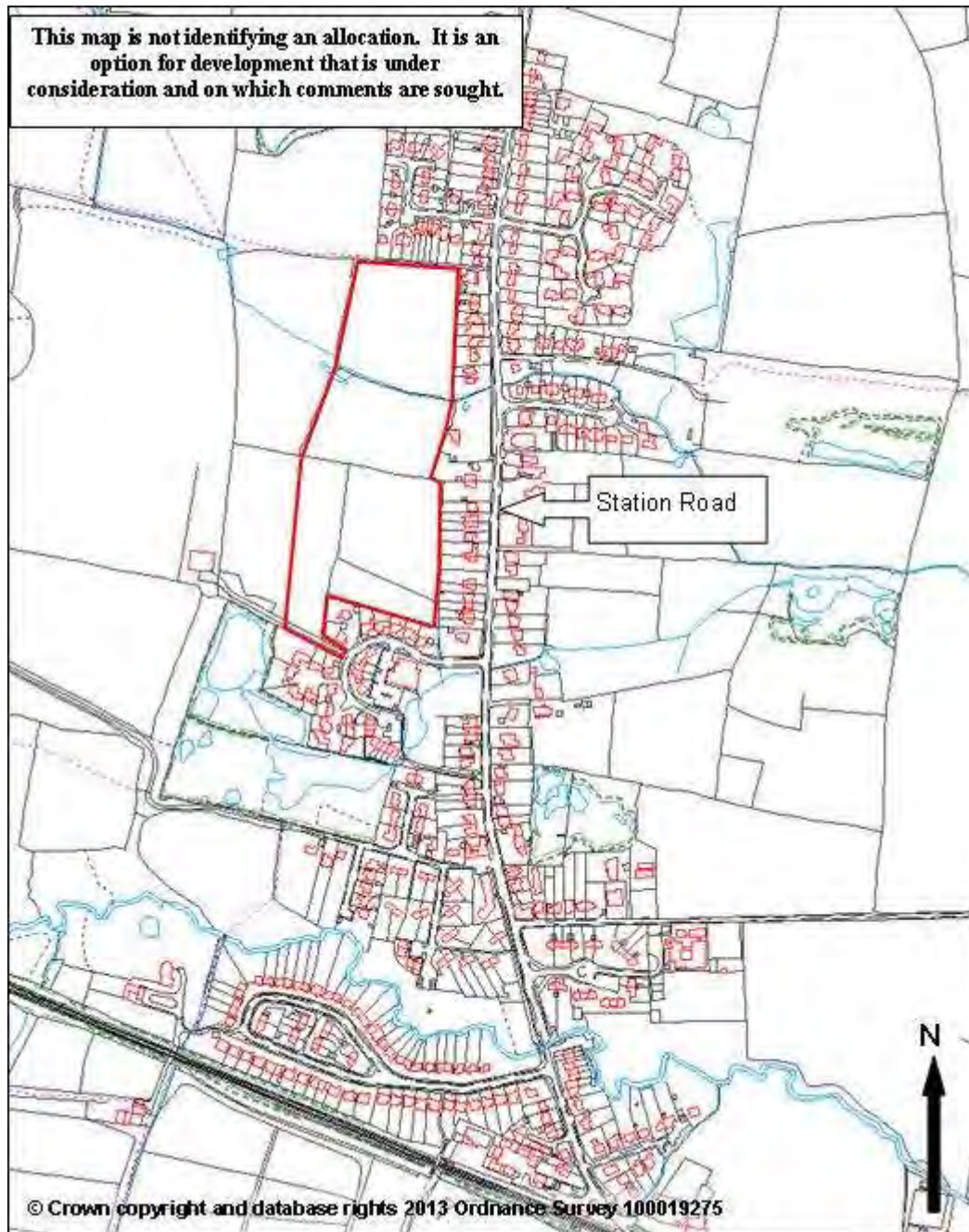
50. Land South of Riddens Lane– PL/A04	
Address	Land South of Riddens Lane, Plumpton Green
Site Area	0.6 Hectares
Existing / Previous Use	Sui-generis - agriculture
Proposed Use under Consideration	Residential – potential capacity of 15
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 14PL) – Developable – Suitable but Achievability to overcome risks
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) of planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Plumpton Green of 50 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Further land may be required to achieve suitable access to site • Landscape buffering is likely to be required along the western boundary • Public right of way runs through site • Southern part of site within Flood Zones 2 & 3 • Grade 3 Agricultural land • Within Archaeological Notification Area – an assessment would need to be carried out • Consideration of rare and protected species reported in the area • Sustainably located near to public transport and local services.

Figure 50 – Land South of Riddens Lane, Plumpton Green



51. Land Between West Gate and Chapel Road, Plumpton Green – PL/A05	
Address	Land Between West Gate and Chapel Road, Plumpton Green
Site Area	Approx 3 hectares
Existing / Previous Use	Agricultural land
Proposed Use under Consideration	Residential – potential capacity of 40 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site16PL) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) of planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Plumpton Green of 50 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Revised boundary to the south to enable sufficient access. • Located on high quality Agricultural Land • Adjacent to Grade 2 Listed Building - development would need to respect this designation. • Tree Preservation Order located on the site • Consideration of rare and protected species reported in the area • Medium potential for archaeological implications. • Acceptable in landscape terms as long as substantial woodland edge can be created to define village boundary. • Land contamination survey would be encouraged due to historical clay mining in the area. • Flood strategy would also be required due to clay soil type and drainage limitations in the area to prevent surface water flooding.

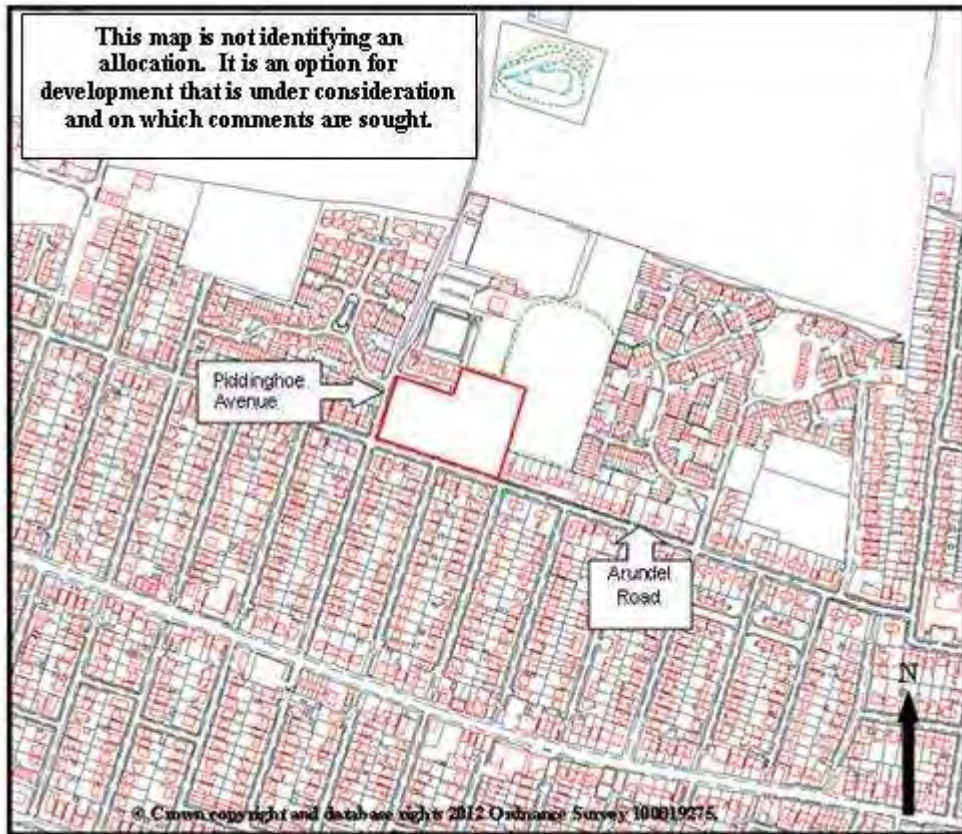
Figure 51 – Land Between West Gate and Chapel Road, Plumpton Green



Peacehaven and Telscombe

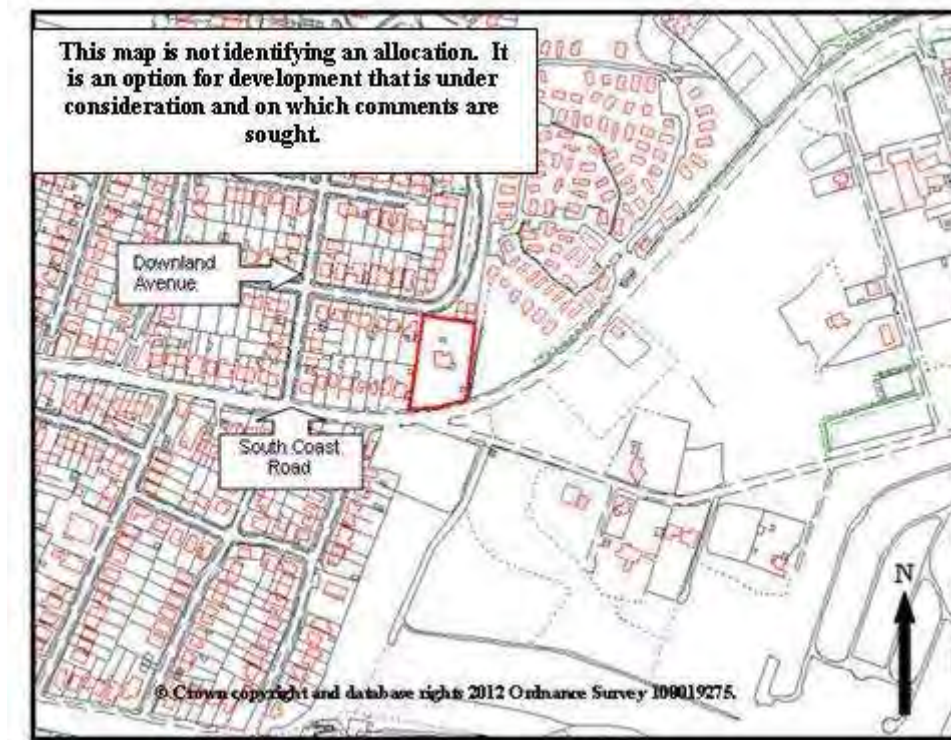
52. Land at Arundel Road, Peacehaven – PT/A01	
Address	Land at Arundel Road, Peacehaven
Site Area	1.9 Hectares
Existing / Previous Use	Vacant
Proposed Use under Consideration	Residential – potential capacity of 48 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 02PT) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1). • Site Specific Policy PT23 (Land at Arundel Road allocated for educational use) <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Peacehaven of 220 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Within Archaeological Notification area – an assessment would need to be carried out • Site is allocated in 2003 Local Plan for education use but now considered surplus by Education Authority (ESCC) • Site sustainably located near to public transport and local services. • Although there are no specific highway issues, the ESCC transport advice regarding potential capacity constraints in the Peacehaven / Newhaven area would need to be considered for all sites.

Figure 52 - Land at Arundel Road, Peacehaven



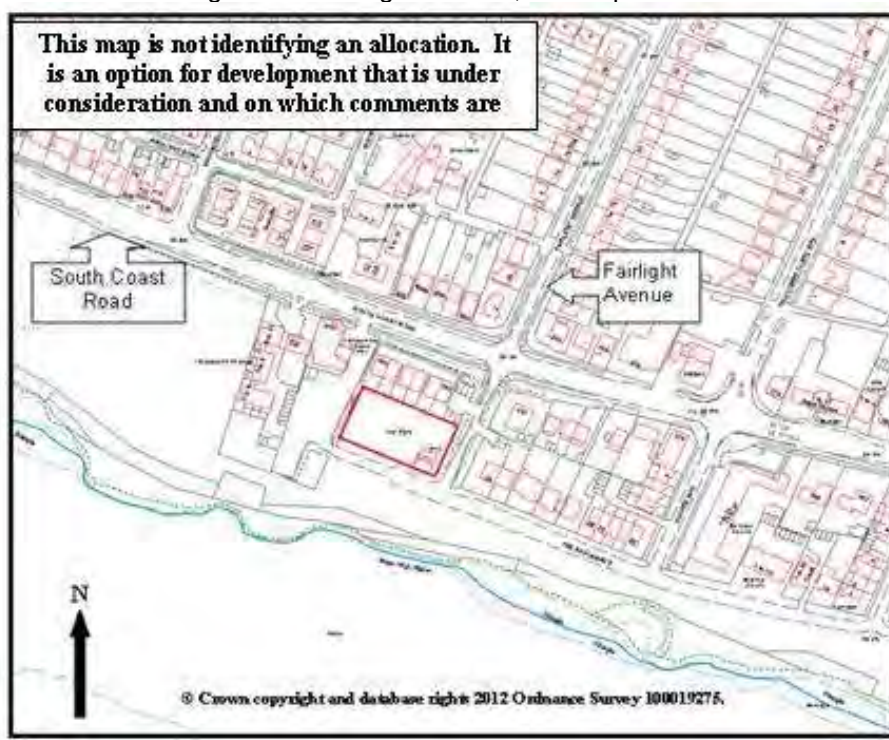
53. 2 South Coast Road, Peacehaven – PT/A02	
Address	2 South Coast Road, Peacehaven
Site Area	0.31 Hectares
Existing / Previous Use	Residential
Proposed Use under Consideration	Residential – potential capacity of 31 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 04PT) – Developable – Suitable but only Available in the future
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). • Adjacent to Site Specific Policy PT7 (Development along South Coast Road) <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Peacehaven of 220 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site not available immediately - within 5-10 years • Within Archaeological Notification Area – an assessment would need to be carried out

Figure 53 – 2 South Coast Road, Peacehaven



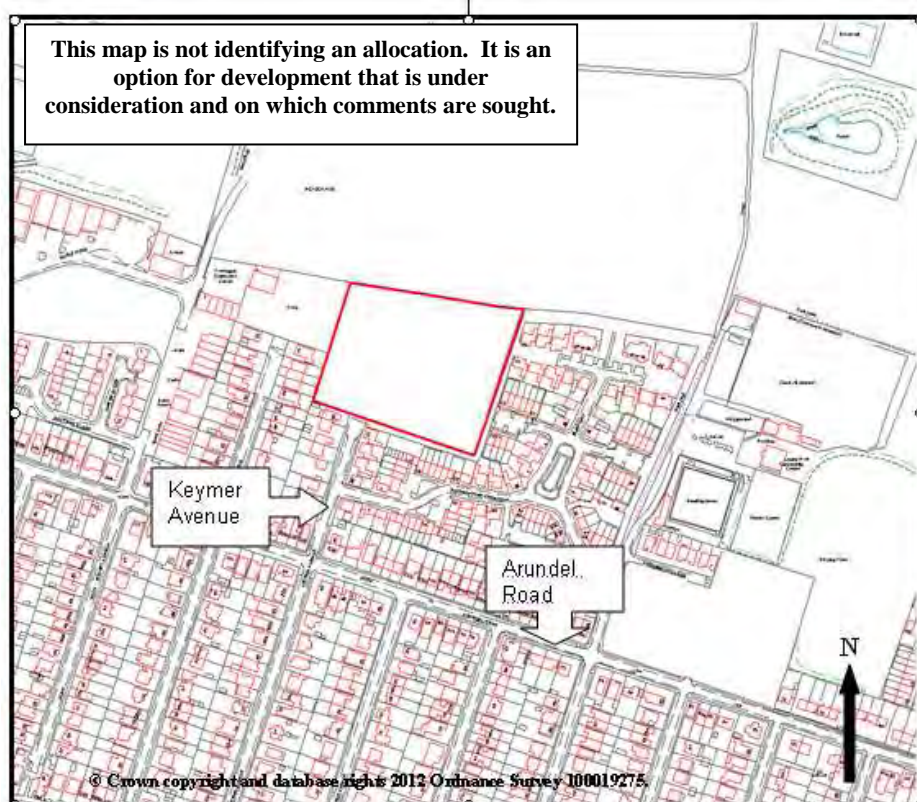
54. Fairlight Avenue, The Esplanade – PT/A03	
Address	Fairlight Avenue, The Esplanade, Peacehaven
Site Area	0.18 hectares
Existing / Previous Use	Car Park and Toilets
Proposed Use under Consideration	Residential – potential capacity of 10 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site11PT) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). • Adjacent to Site Specific Policy PT12 and PT13 (The Coasts, Cliff Top and Foreshore) <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Peacehaven of 220 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Proximity to cliffs needs to be considered, although there are existing properties in that location already. • Nearby to Brighton to Newhaven Cliffs SSSI. • Lewes District Council ownership and available in the next 5 years for development.

Figure 54 - Fairlight Avenue, The Esplanade



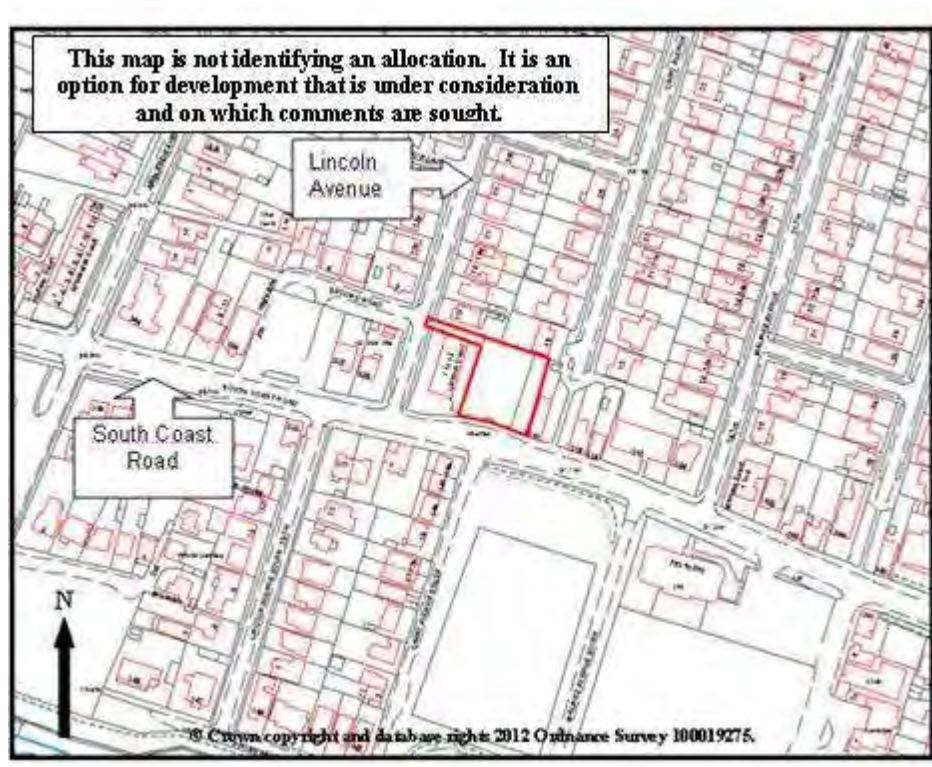
55. Land North of Keymer Avenue – PT/A04	
Address	Land North of Keymer Avenue, Peacehaven
Site Area	1.33 hectares
Existing / Previous Use	Unused land
Proposed Use under Consideration	Residential – potential capacity of 60 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 34PT) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). • Site specific policy PT5 (Business Development – site identified for offices and business – Use class B1). This is a ‘saved’ policy. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Peacehaven of 220 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Greenfield site located on high quality Agricultural Land • Within Archaeological Notification Area – an assessment would need to be carried out • Loss of an identified employment site would need to be taken into account at the allocation/application stage. • No identified constraints to development and site understood to be available for development.

Figure 55 – Land North of Keymer Avenue, Peacehaven



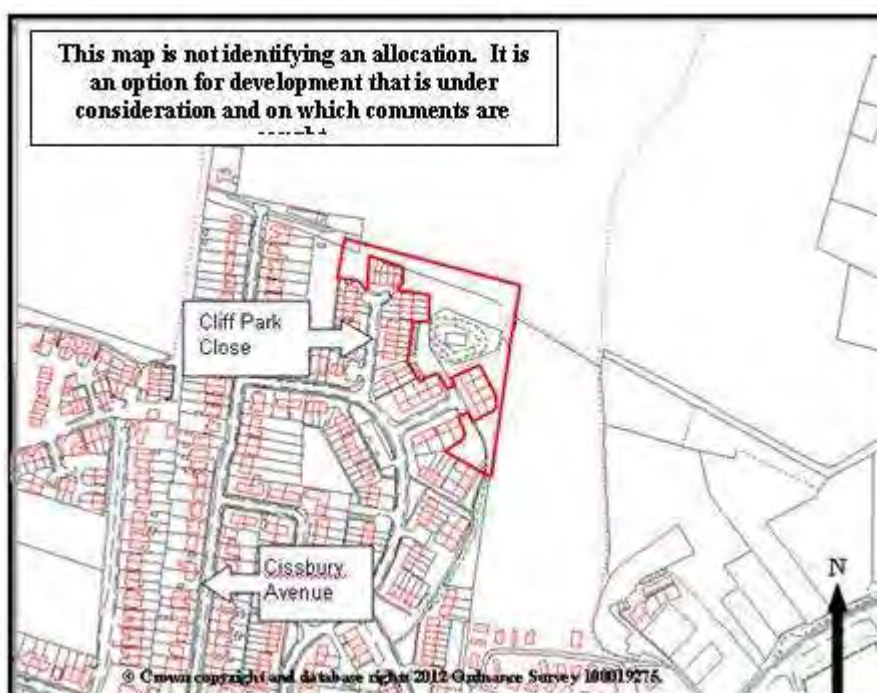
56 – Land at South Coast Road, – PT/A05	
Address	Land at South Coast Road, Peacehaven (between Lincoln Avenue and Cairo Avenue)
Site Area	0.12 hectares
Existing / Previous Use	Vacant
Proposed Use under Consideration	Residential – potential capacity of 12 units
Notional Start Date	2013
Source of Site	SHLAA 2013 (Site 37PT) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). • Adjacent to Site Specific Policy PT7 (Development along South Coast Road) <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Peacehaven of 220 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Suitable for residential development and site is available within the next 5 years. • Site is within walking distance of services and facilities on South Coast Road • No major costs that would affect the achievability of this site.

Figure 56 – Land at South Coast Road



57. Land at Cliff Park Close – PT/A06	
Address	Land Adjacent to 22 and 30 Cliff Park Close, Peacehaven
Site Area	0.82 hectares
Existing / Previous Use	Open space / scrubland
Proposed Use under Consideration	Residential – potential capacity of 10 units.
Notional Start Date	N/A
Source of Site	SHLAA 2013 (Site 39PT) – Developable – Suitable and Available but unknown / marginal achievability
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for 220 net additional units at Peacehaven
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Possible developer costs due to surface water drainage, flooding and topography issues which may require major groundworks. • Irregular shape of site • Within vicinity of Peacehaven Golf Course SNCI • Bordered to the north by the South Downs National Park – development would need to provide buffer to surrounding landscape.

Figure 57 – Land at Cliff Park Close



58. Piddinghoe Avenue Car Park – PT/A07	
Address	Piddinghoe Avenue Car Park, Peacehaven
Site Area	0.14 hectares
Existing / Previous Use	Car Park
Proposed Use under Consideration	Residential – potential capacity of 6 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 45PT) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1). • Within Site Specific Policy PT7 (encouraging commercial use along the South Coast Road) <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for 220 net additional units at Peacehaven
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • A site investigation would be required to assess potential land contamination due to previous use • Sustainably located near to shops and services on South Coast Road • Lewes District Council owned land

Figure 58 – Piddinghoe Avenue Car Park



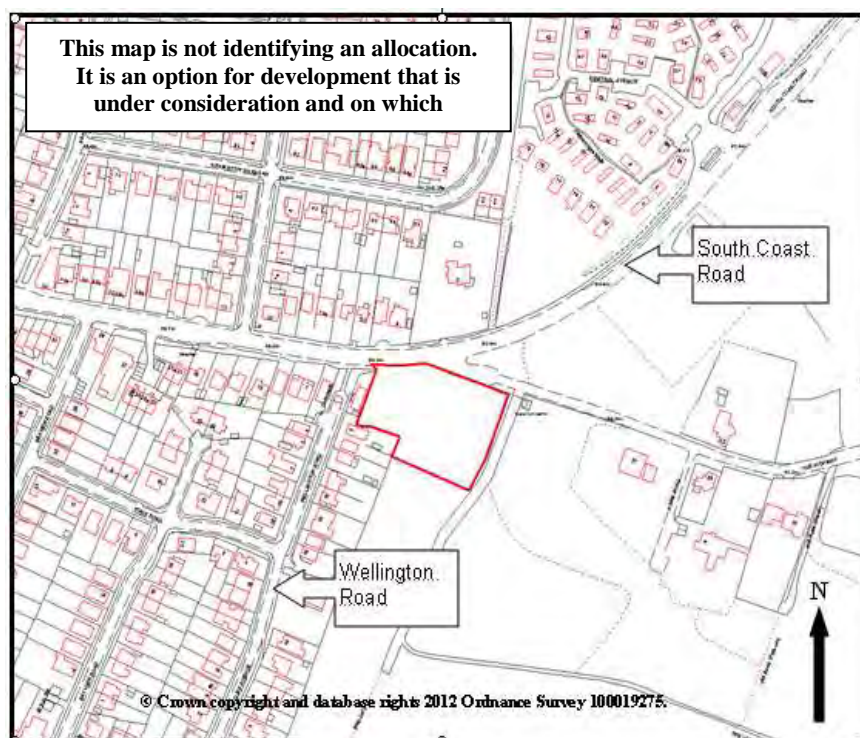
59. Steyning Avenue Car Park – PT/A08	
Address	Steyning Avenue Car Park, Peacehaven
Site Area	0.16 hectares
Existing / Previous Use	Car Park
Proposed Use under Consideration	Residential – potential capacity of 6 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 46PT) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1). • Within Site Specific Policy PT7 (encouraging commercial use along the South Coast Road) <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for 220 net additional units at Peacehaven
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • A site investigation would be required to assess potential land contamination due to previous use • Within Archaeological Notification Area – an assessment would need to be carried out • Sustainably located near to shops and services on South Coast Road • Lewes District Council owned land

Figure 59 - Steyning Avenue Car Park



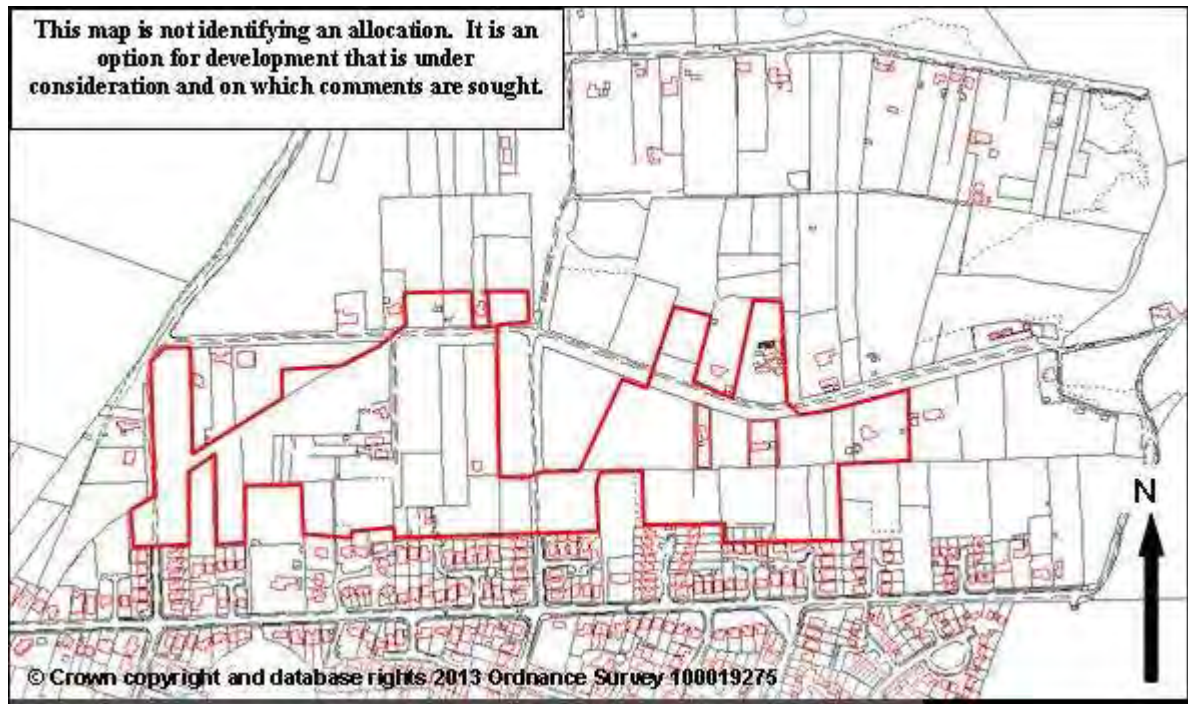
60. Motel, 1 South Coast Road – PT/A09	
Address	Motel, 1 South Coast Road, Peacehaven
Site Area	0.42 hectares
Existing / Previous Use	Unused land / Motel
Proposed Use under Consideration	Residential – potential capacity of 24 units
Notional Start Date	2013
Source of Site	SHLAA 2013 (Site 19PT) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1). • Within site specific policy PT7 (South Coast Road) • Core Strategy • Planned housing growth for Peacehaven of 220 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Within Peacehaven Heights Archaeological Notification Area – an assessment would need to be carried out • Consideration of rare and protected species (Stonechat) would be required at planning application stage • Planning permission for 20 houses and 5 flats approved in July 2012.

Figure 60 – Motel, 1 South Coast Road



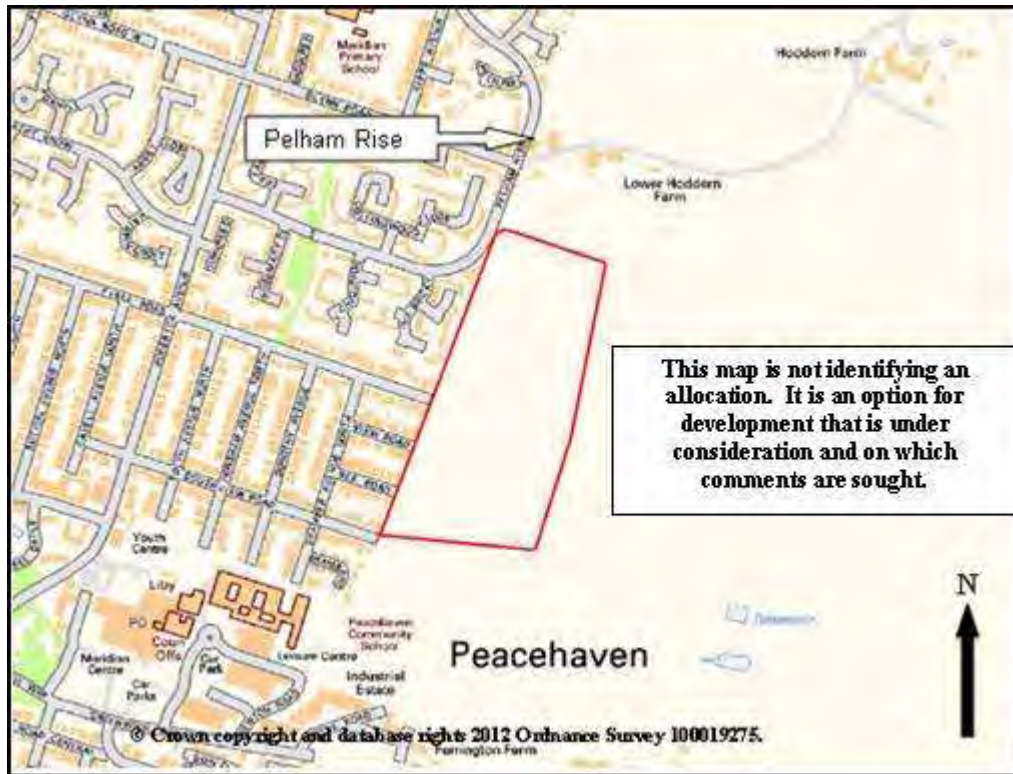
61. Valley Road, Peacehaven – PT/A10	
Address	Valley Road, Peacehaven
Site Area	13.83 Hectares
Existing / Previous Use	Part residential, part open land (but previously used)
Proposed Use under Consideration	Residential – potential capacity of 113 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 06PT) – Developable – Suitable but unknown Availability
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES8, RES10 and CT1 (some of which will be superseded by the Core Strategy). • Site Specific Policy PT19 (The Valley Area) – planning permission not granted for development that would detract from the immediate natural settings or character of routes • Site Specific Policy PT20 (Private Recreation Purposes) – planning permission granted for horsekeeping activities and leisure & recreational uses <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Peacehaven of 220 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • One TPO group within boundary of site – would need to be retained if possible. • Level of development could be accommodated without adversely impacting on the surrounding landscape. • ESCC (transport authority) advice suggests an upper limit of acceptable development in the Peacehaven/Newhaven area in terms of additional housing numbers and the impact on the highway network. This site can potentially be accommodated within these limits, although advice would be considered at the planning application stage – mitigation measures would be required. • Site known to be within various ownerships – may lead to deliverability issues • Scale of sites may lead to increased developer costs (i.e. access/transport works, local infrastructure costs etc) – potential to overcome achievability issues in the future

Figure 61 – Valley Road, Peacehaven



62. Land at Lower Hoddern Farm, off Pelham Rise – PT/A11	
Address	Land at Lower Hoddern Farm, off Pelham Rise, East Peacehaven
Site Area	Approx 10 hectares
Existing / Previous Use	Farmland
Proposed Use under Consideration	Residential – potential capacity of 300 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 24PT) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary • Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES8, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Peacehaven of 220 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Greenfield site located on high quality Agricultural Land • Site is within single ownership • Site capacity has been reduced to take into account landscape concerns and the fact it is an edge of settlement site. • Consideration of rare and protected species would be required at planning application stage • Sustainably located near to public transport and local services (including primary and secondary schools and shopping centre). • Currently there is no access point, although this is considered achievable. ESCC transport advice regarding potential capacity constraints in the Peacehaven/Newhaven area would need to be considered for all sites in the Peacehaven/Newhaven area.

Figure 62 – Land at Lower Hoddern Farm, off Pelham Rise



63. Land North and South of Valley Road, Peacehaven – PT/A12	
Address	Land North and South of Valley Road, Peacehaven
Site Area	6.5 Hectares
Existing / Previous Use	Part paddock, part vacant, part agricultural, part overgrown
Proposed Use under Consideration	Residential – potential capacity of 113 units
Notional Start Date	2017
Source of Site	Site is within boundary of Site 06PT of SHLAA 2013 – Developable – Suitable but unknown Availability
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES8, RES10 and CT1 (some of which will be superseded by the Core Strategy). • Site Specific Policy PT19 (The Valley Area) – planning permission not granted for development that would detract from the immediate natural settings or character of routes • Site Specific Policy PT20 (Private Recreation Purposes) – planning permission granted for horsekeeping activities and leisure & recreational uses <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Peacehaven of 220 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • TPO groups within boundary of site – would need to be retained if possible. • Level of development could be accommodated without adversely impacting on the surrounding landscape. • ESCC (transport authority) advice suggests an upper limit of acceptable development in the Peacehaven/Newhaven area in terms of additional housing numbers and the impact on the highway network. This site can potentially be accommodated within these limits, although advice would be considered at the planning application stage – mitigation measures would be required. • Majority of landowners have agreed to Heads of Terms of landowner agreement. • Potential constraints which may impact on the development/ developer costs (i.e. access/

transport works, topography, local infrastructure costs, market etc). Impact of constraints considered in the assessment of achievability in the SHLAA.

Figure 63a – Land North and South of Valley Road, Peacehaven

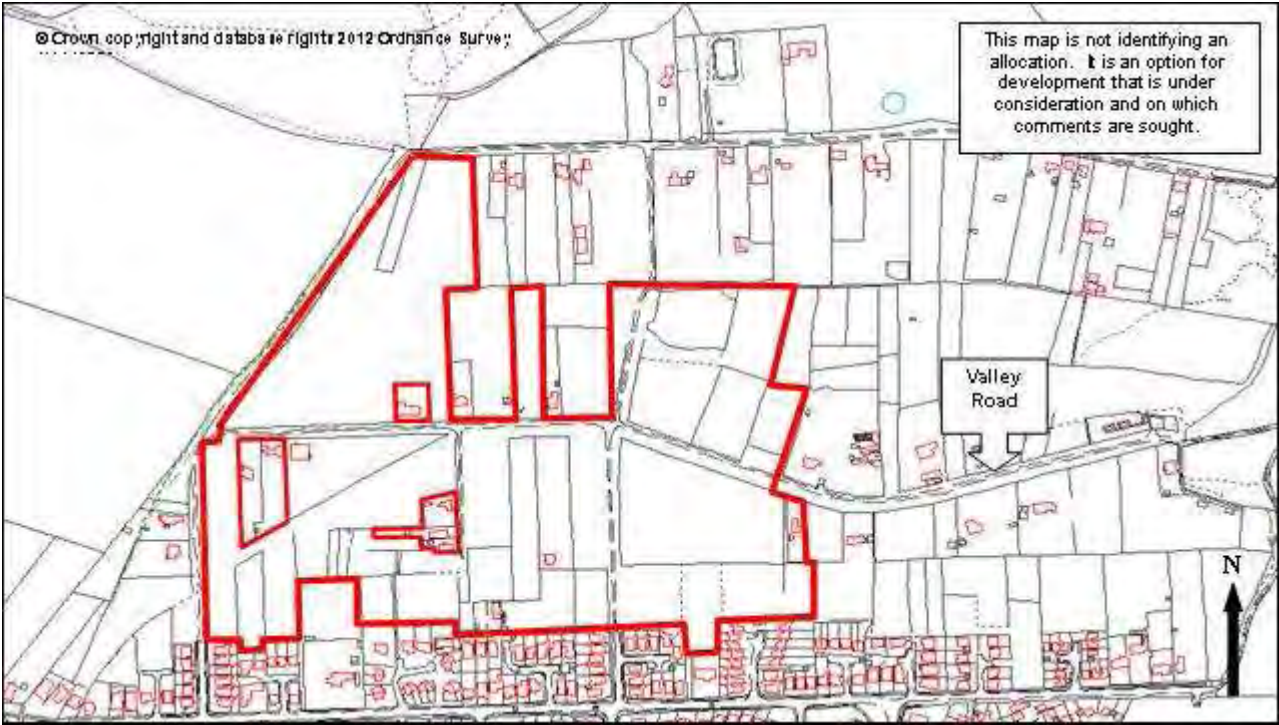
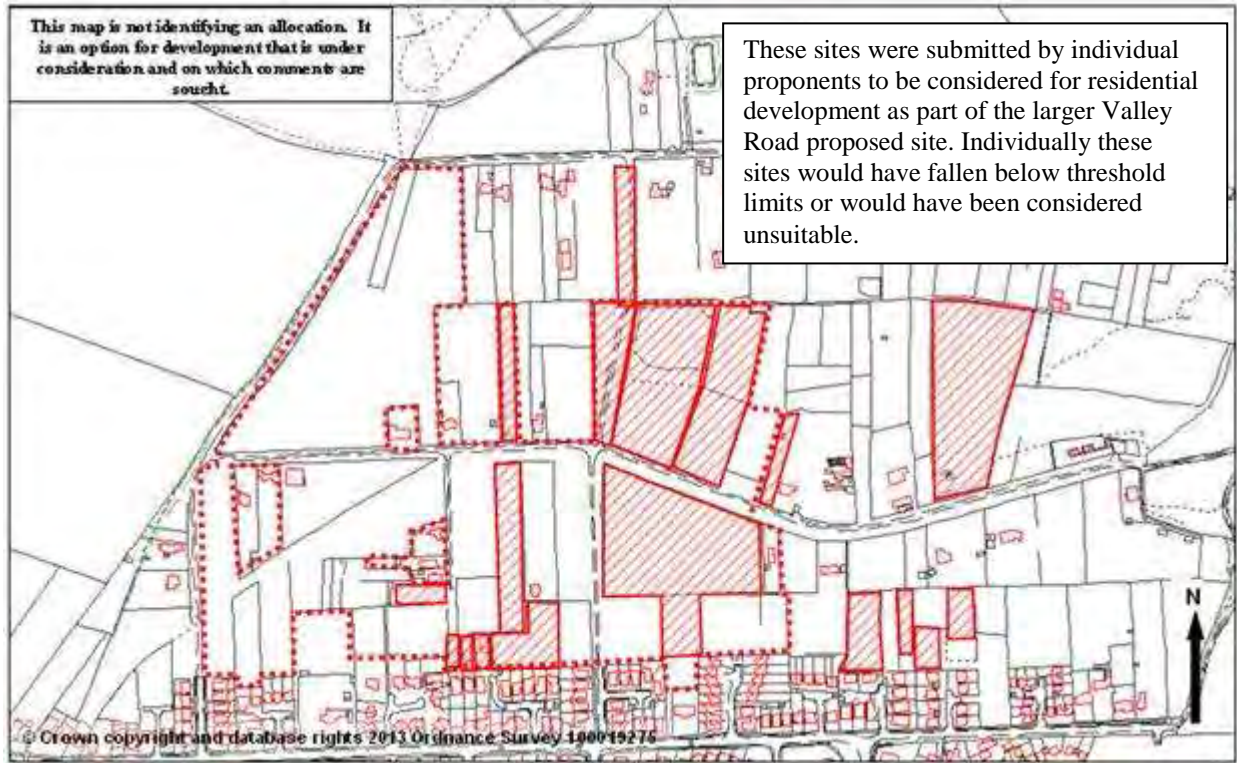


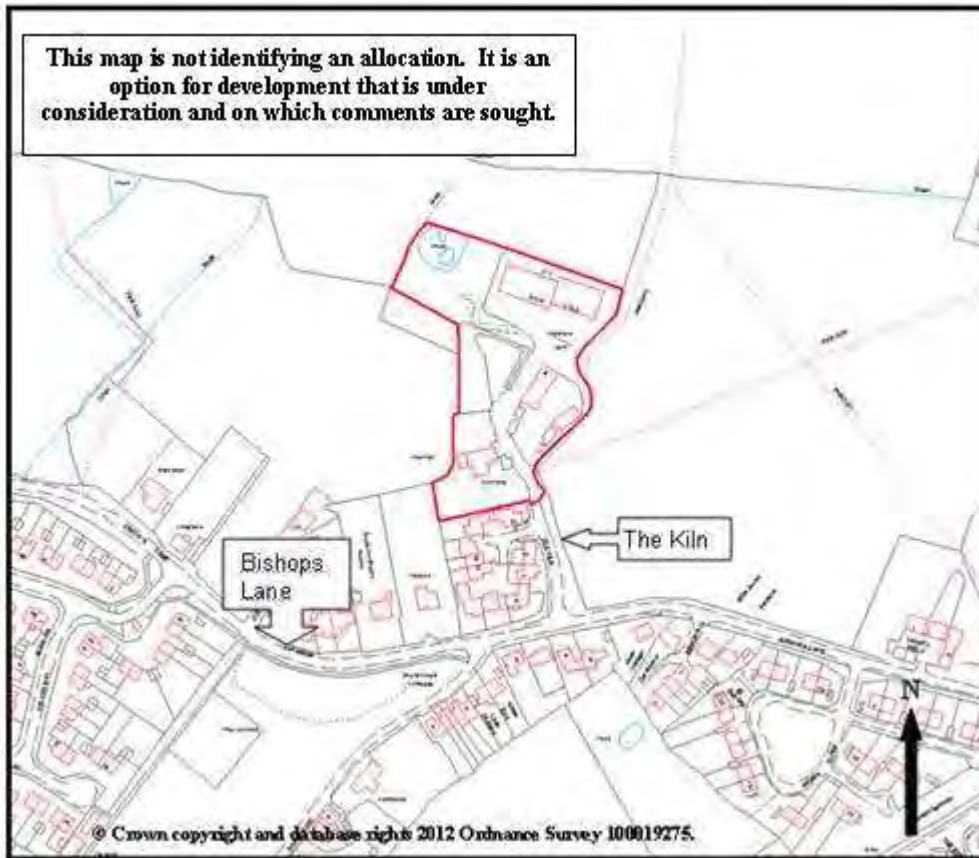
Figure 63b – Sites put forward by individual proponents for residential development



Ringmer and Broyle Side

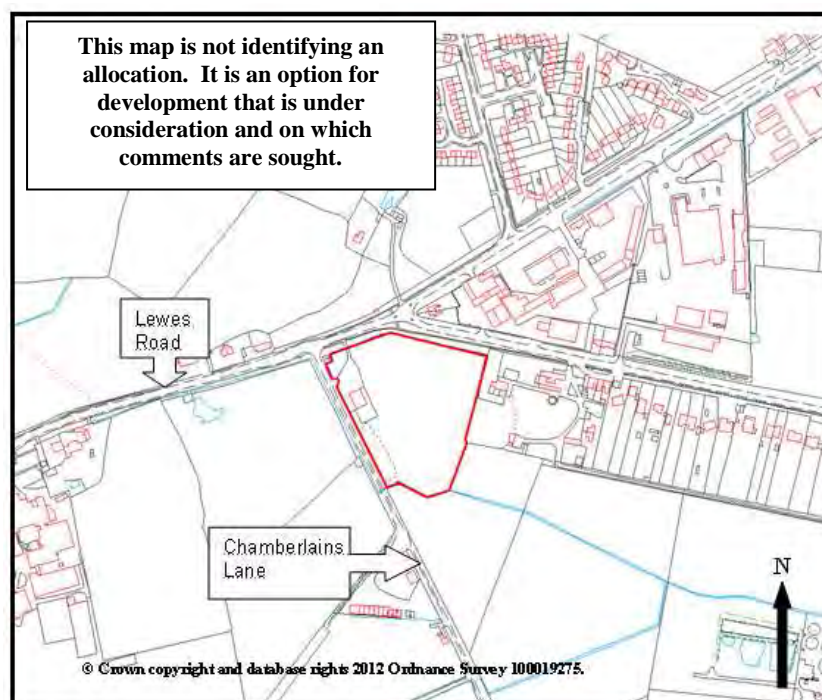
64. Land at Diplocks Yard, Bishops Lane – RG/A01	
Address	Diplocks Yard, Bishops Lane, Ringmer
Site Area	1 hectare
Existing / Previous Use	Currently residential, industrial units and an incinerator
Proposed Use under Consideration	Residential – potential capacity of 36 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 02RG) – Developable – Suitable and Available but unknown / marginal Achievability. Site also considered through Ringmer Neighbourhood Plan.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Part of site is within planning boundary (hence subject to relevant ‘saved’ policies – RES9 and CT1). • Part of site is outside (adjacent) planning boundary. Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES 8, RES10 and CT1 (some of which will be superseded by the Core Strategy). • District-wide policy E1 (Planning for Employment) – protects employment land • Adjacent land to the west is allocated as a potential housing site (unimplemented). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Possibility of significant costs for remediation of contaminated land. • Site is an existing employment site and if developed the existing uses would need to be relocated. • Area of potential archaeological interest.

Figure 64 – Diplocks Yard, Bishops Lane



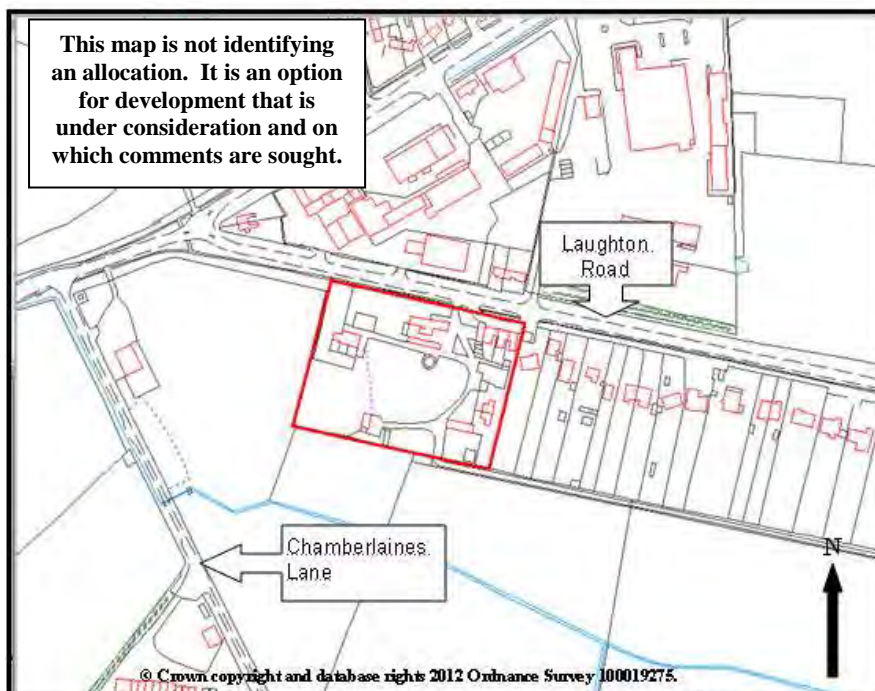
65. Land East of Chamberlain's Lane – RG/A02	
Address	Land East of Chamberlain's Lane, Broyleside
Site Area	2.06 hectares
Existing / Previous Use	Commercial storage and Greenfield land
Proposed Use under Consideration	Residential – potential capacity of 54 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 04RG) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary • Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Greenfield land of high agricultural value. • Listed Building located on adjacent site – development would need to respect this designation. • Area of potential archaeological interest. • Impact of development on Earwig corner would need to be taken into account – however, based on current information and views of ESCC, mitigation is considered achievable. • The site gives value in providing a gap between Ringmer and Broyle Side • Walking distance of bus stop but more distant from services/facilities at Ringmer

Figure 65 – Land East of Chamberlains Lane



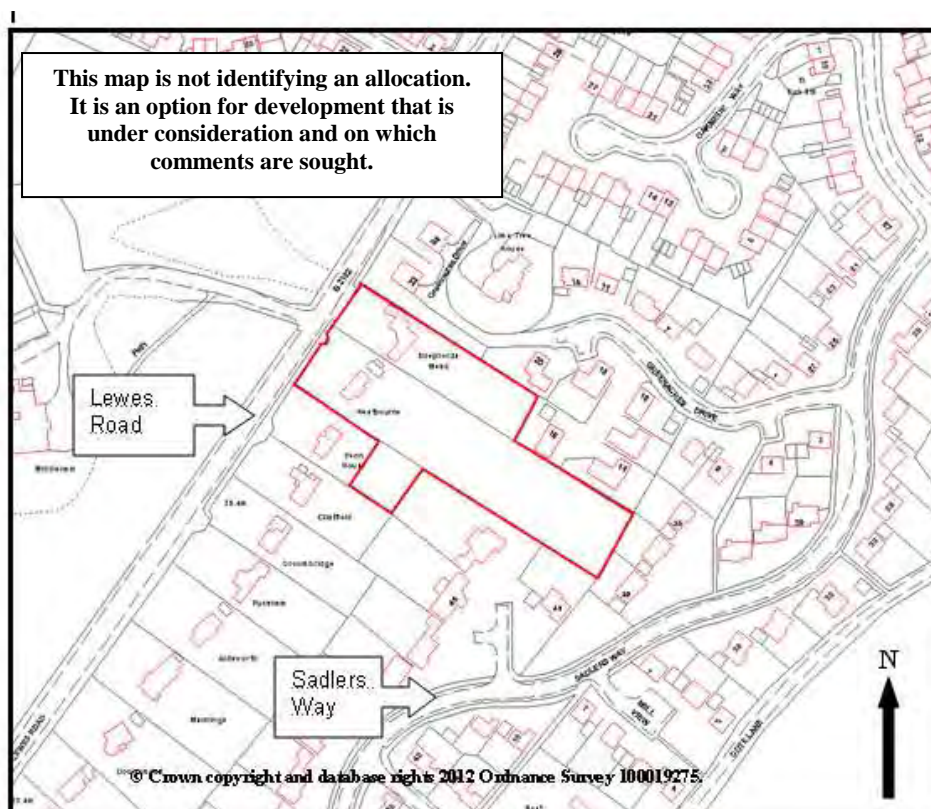
66. Land at the Kennels – RG/A03	
Address	The Kennels, Laughton Road, Broyleside
Site Area	1.5 hectares
Existing / Previous Use	Dog Kennels
Proposed Use under Consideration	Residential – potential capacity of 35 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 07RG) – Developable – Suitable but only available in the future
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). • District-wide policy E1 (Planning for Employment) – protects employment land <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site will only be available in 5 – 10 years • Listed Building within site boundary – development would need to respect this designation. • Archaeological Notification Area – assessment would need to be carried out. • Consideration of rare and protected species would be required at planning application stage. • Walking distance of bus stop but more distant from services/facilities at Ringmer

Figure 66 – Land at the Kennels



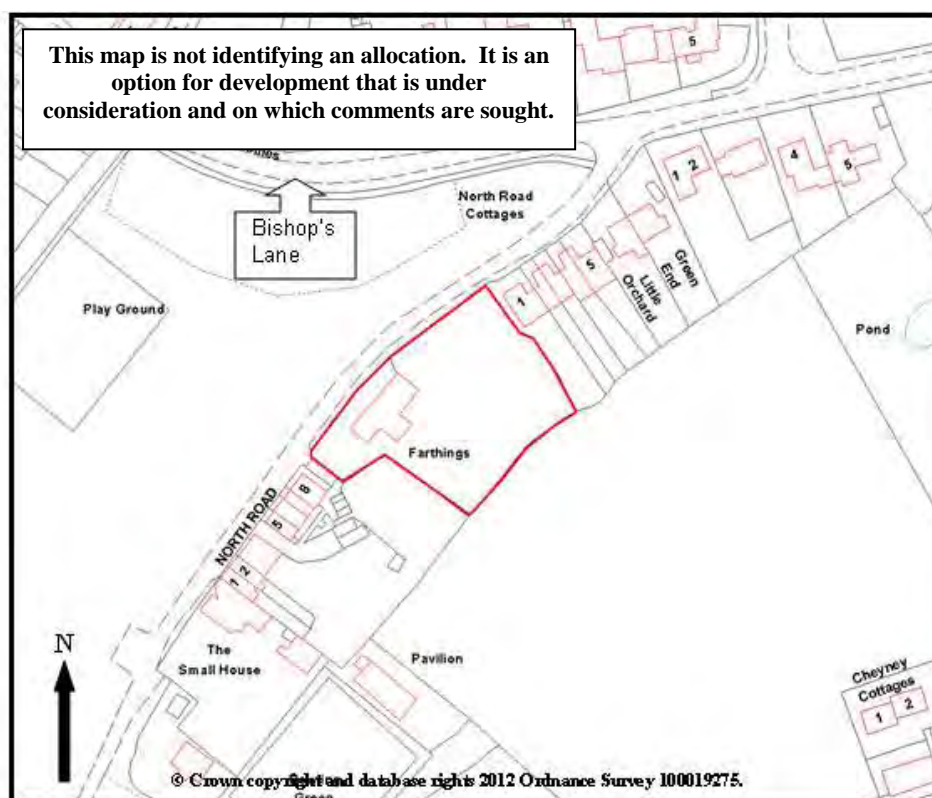
67. Land to rear of Westbourne, Lewes Road C1 – RG/A04	
Address	Land to rear of Westbourne, Lewes Road, Ringmer
Site Area	0.74 hectares
Existing / Previous Use	Residential gardens
Proposed Use under Consideration	Residential – potential capacity of 20 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 14RG) – Developable – Suitable but unknown Availability. Site also considered through Ringmer Neighbourhood Plan.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Area of Established Character and Listed Building within vicinity of the site – development would need to respect these designations. • Archaeological Notification Area – assessment would need to be carried out. • Site is adjacent to the National Park – development would need to minimise impact on views from the Park. • Unknown availability and ownership

Figure 67 – Land to rear of Westbourne, Ringmer



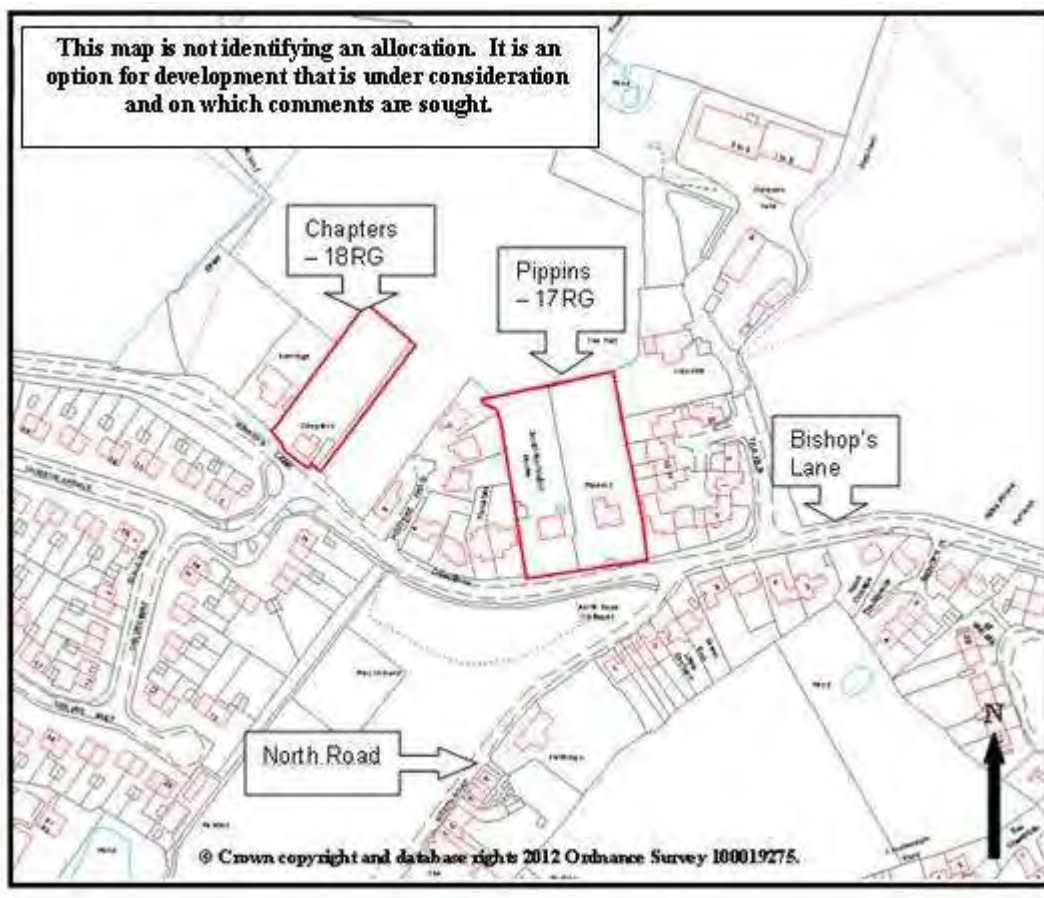
68. Farthings, North Road – RG/A05	
Address	Farthings, North Road, Ringmer
Site Area	0.2 hectares
Existing / Previous Use	Residential gardens
Proposed Use under Consideration	Residential – potential capacity of 6 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 16RG) – Developable – Suitable but unknown Availability. Site also considered through Ringmer Neighbourhood Plan.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Within Ringmer Conservation Area – development would need to respect this designation. • Site within vicinity of listed buildings – development would need to respect this designation. • Within Ringmer Archaeological Notification Area – an assessment would need to be carried out. • Ownership and availability unknown

Figure 68 – Farthings, North Road, Ringmer



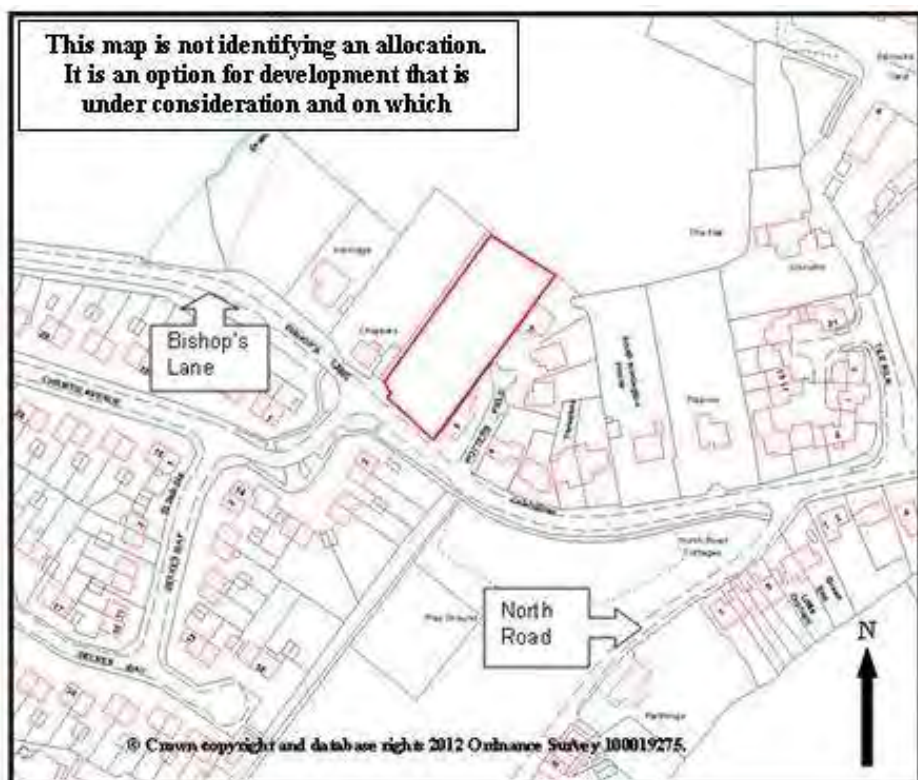
69. Pippins and South Norlington House, Bishop's Lane – RG/A06 70. Chapters, Bishop's Lane – RG/A07	
Address	Pippins and South Norlington House, Bishop's Lane, Ringmer. Chapters, Bishop's Lane, Ringmer
Site Area	Pippins/South Norlington - 0.4 hectares Chapters – 0.2 hectares
Existing / Previous Use	Residential gardens
Proposed Use under Consideration	Residential – potential capacity of 6 units on each site
Notional Start Date	2018
Source of Site	SHLAA 2013 (Pippins - Site 17RG) (Chapters – 18RG). Both sites assessed as Developable – Suitable but unknown Availability. 17RG also considered through Ringmer Neighbourhood Plan.
Existing Policy Context	LDC Local Plan 2003 <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1). Core Strategy <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Both sites adjacent to Ringmer Conservation Area - development would need to respect the conservation area. • Both sites within Ringmer Archaeological Notification Area – an assessment would need to be carried out. • Ownership and availability unknown (both sites) • Chapters - Two TPOs recently confirmed along north west and south boundary. Site layout should incorporate TPOs.

Figure 69/70 – Chapters and Pippins, Bishops Lane, Ringmer



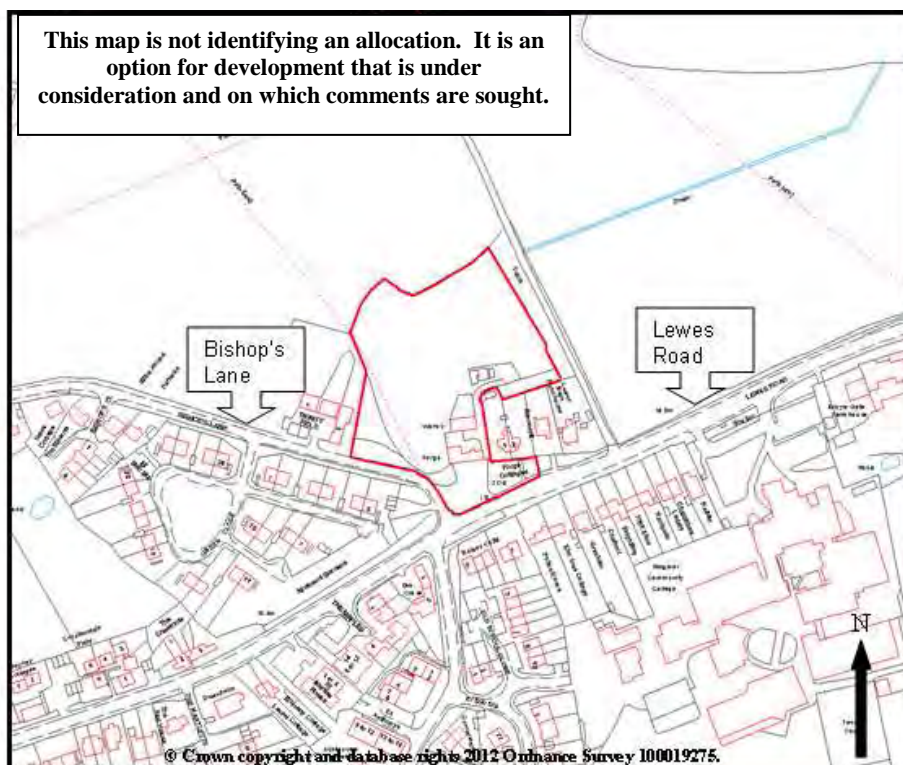
71. East of Chapters, Bishop's lane, Site B – RG/A08	
Address	East of Chapters, Bishop's Lane, Ringmer (Site B)
Site Area	0.2 hectares
Existing / Previous Use	Rough pasture land
Proposed Use under Consideration	Residential – potential capacity of 6 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 19RG) - Suitable, Available and Achievable. Site also considered through Ringmer Neighbourhood Plan.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site near to Ringmer Conservation Area - development would need to respect this designation. • Within Ringmer Archaeological Notification Area – an assessment would need to be carried out. • Greenfield site of potentially high agricultural value

Figure 71 – East of Chapters, Bishops Lane Site B



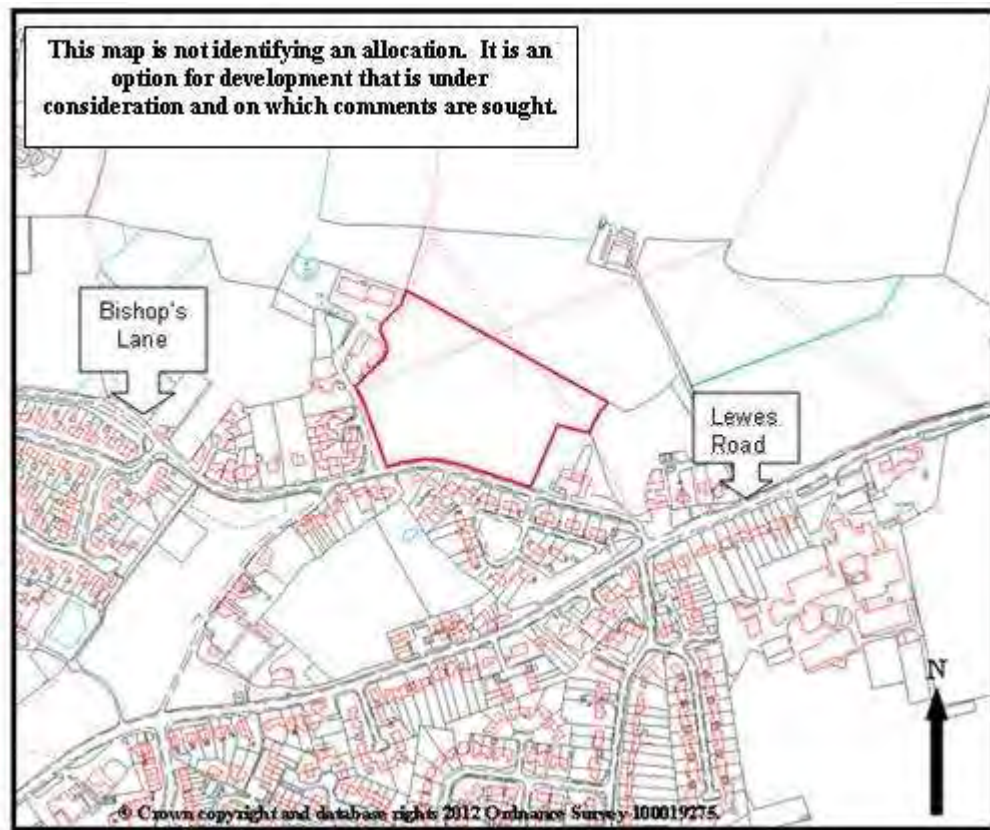
72. Land at the Forge, Lewes Road – RG/A09	
Address	Land at the Forge, Lewes Road, Ringmer
Site Area	1.8 hectares
Existing / Previous Use	Retail use/storage and agricultural land
Proposed Use under Consideration	Residential – potential capacity of 22 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 20RG) - Suitable, Available and Achievable. Site also considered through Ringmer Neighbourhood Plan.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site mostly outside planning boundary, a small section within planning boundary. • Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • The majority of the site is Greenfield land of high agricultural value. The rest is within the planning boundary (shop and storage facility) • Within walking distance of services/facilities • Within Ringmer Archaeological Notification Area – an assessment would need to be carried out. • Right of way runs through site and would need to be relocated. • Land considered available

Figure 72 – Land at the Forge, Lewes Road



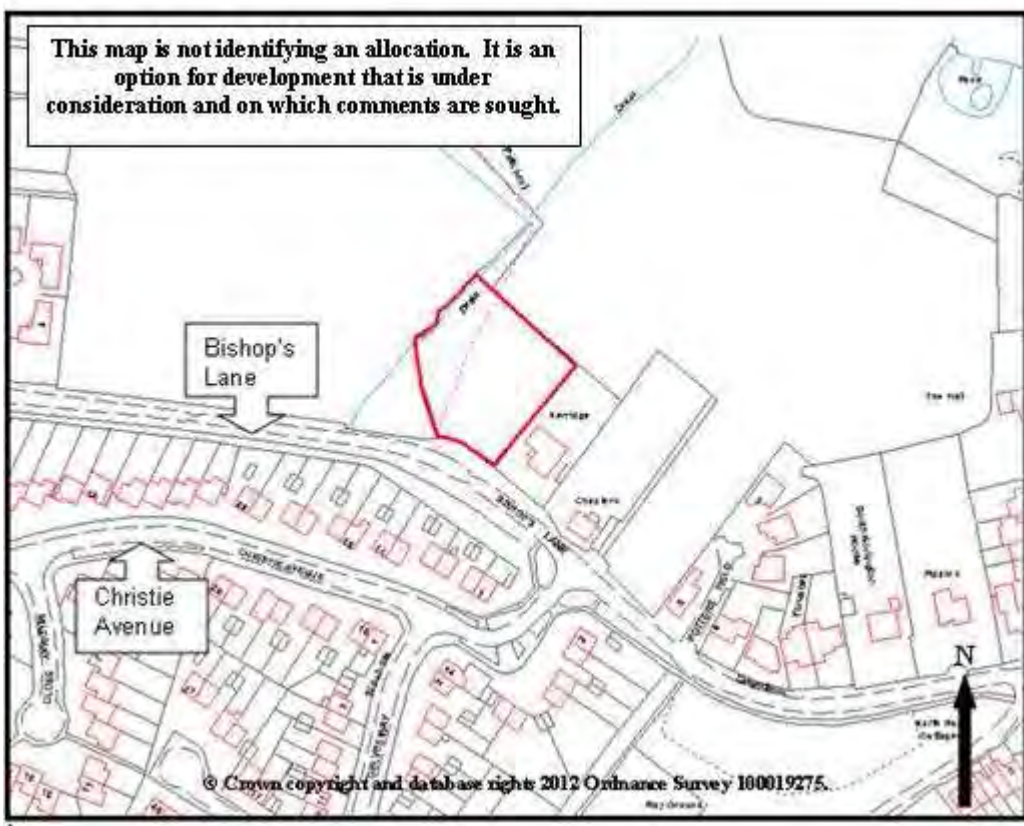
73. Land East of Diplocks Industrial Estate, Bishop's Lane – RG/A10	
Address	Land East of Diplocks Industrial Estate, Bishop's Lane, Ringmer
Site Area	2.5 hectares
Existing / Previous Use	Agricultural land
Proposed Use under Consideration	Residential – potential capacity of 75 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 21RG) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary. • Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site is now being actively promoted for development (previously unknown). • Potential that development of this scale would impact upon Earwig Corner – mitigation is considered possible and achievable by ESCC and based upon information gathered. • Development of this scale is likely to require an upgrade to the Neaves Lane Waste Water Treatment Works, which is considered deliverable within the next 5 years. • Site near to Ringmer Conservation Area - development would need to respect this designation. • Within Ringmer Archaeological Notification Area – an assessment would need to be carried out. • Within walking distance of services/facilities • Greenfield land of high agricultural value • Public right of way runs through site – would need to be relocated.

Figure 73 – Land East of Diplock's Industrial Estate, Bishops Lane



74. Land West of Kerridge, Bishop's Lane – RG/A11	
Address	Land West of Kerridge, Bishop's Lane, Ringmer
Site Area	0.2 hectares
Existing / Previous Use	Agricultural land
Proposed Use under Consideration	Residential – potential capacity of 7 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 28RG) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary. • Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). • Site was previously part of larger site allocated in the Local Plan as a 'Second Phase of Residential Development' – Policy RES3. This policy has since been deleted. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site near to Ringmer Conservation Area - development would need to respect this designation • Within Ringmer Archaeological Notification Area – an assessment would need to be carried out. • The site is Greenfield land of high agricultural value • Public right of way runs through site – would need to be relocated. • Within walking distance of services/facilities

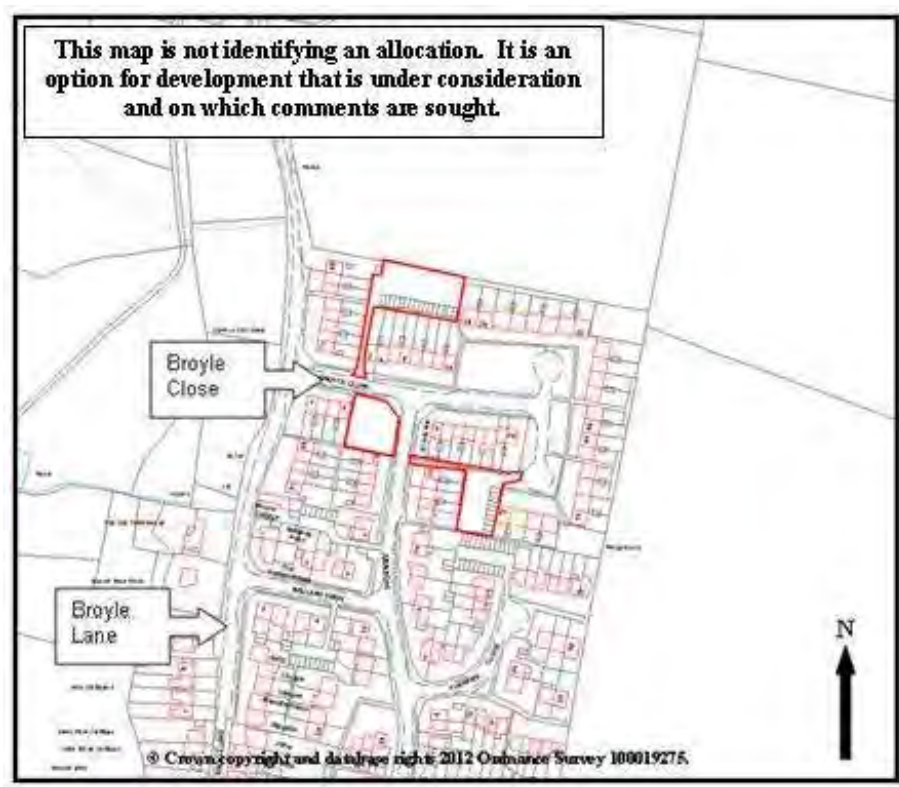
Figure 74 – Land West of Kerridge, Bishops Lane, Ringmer



75. Parcels of Land at Broyle Close (Parcels A, B and C) – RG/A12

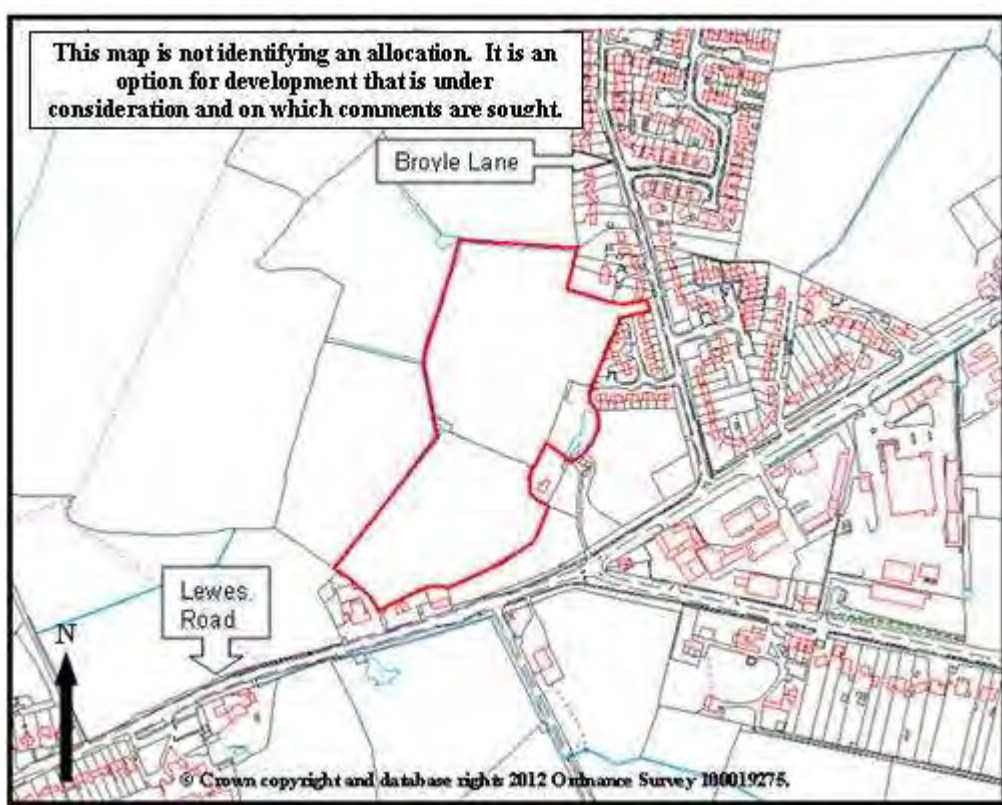
Address	Parcels of Land at Broyle Close (Parcels A, B and C), Broyleside
Site Area	0.25 hectares
Existing / Previous Use	Garage compound and amenity
Proposed Use under Consideration	Residential – potential capacity of 6 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 32RG) - Suitable, Available and Achievable. Site also considered through Ringmer Neighbourhood Plan.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Contamination investigation may be required due to current use. • History of pluvial and fluvial flooding in the area – careful management required. • Some highway works may be needed to site due to narrow, non-adopted road (Parcel A). • Lewes District Council ownership

Figure 75 – Parcels of Land at Broyle Close



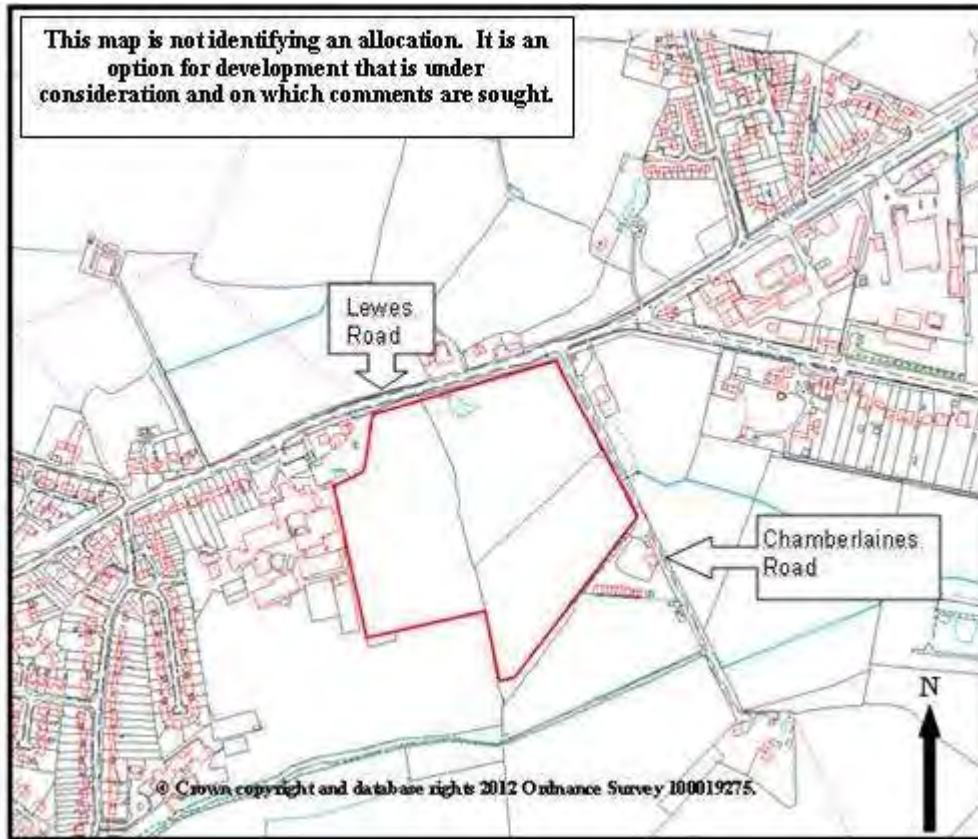
76. Fingerpost Farm, The Broyle, Ringmer – RG/A13	
Address	Fingerpost Farm, The Broyle, Ringmer
Site Area	5.0 hectares
Existing / Previous Use	Agricultural Land
Proposed Use under Consideration	Residential – potential capacity of 100 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 26RG) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary. • Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Listed Building on adjacent site – development would need to respect this designation. • Greenfield land of high agricultural value • Northern and Western boundaries of site extend to the Flood Zone (3) – A small section of the site lies within the Flood Zone but mitigation is thought to be achievable (site has a history of flooding) • Issues surrounding access need to be addressed – considered achievable • Potential that development of this scale would impact upon Earwig Corner – mitigation is considered possible and achievable by ESCC and based upon information gathered. • Development of this scale is likely to require an upgrade to the Neaves Lane Waste Water Treatment Works, which is considered deliverable within the next 5 years. • Services/facilities available in Ringmer

76. Fingerpost Farm, The Broyle, Ringmer



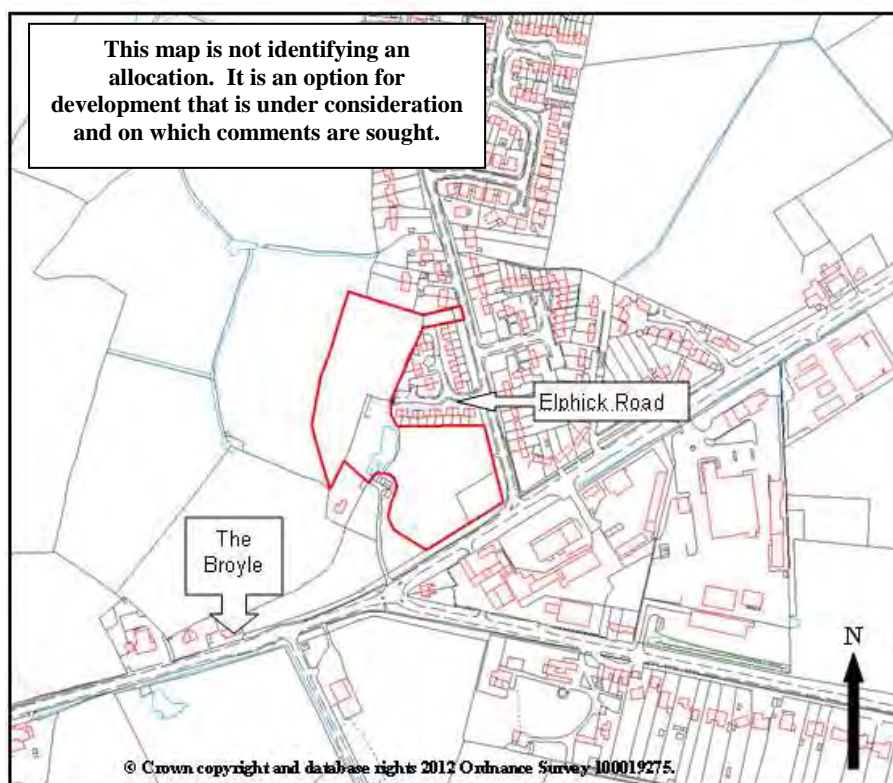
77. Land at Broyle Gate Farm – RG/A14	
Address	Land at Broyle Gate Farm, Ringmer
Site Area	8.5 hectares
Existing / Previous Use	Greenfield site - unused
Proposed Use under Consideration	Residential – potential capacity of 100 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 01RG) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). • The site covers unimplemented site specific allocation RG3 (Land adjacent to Ringmer Community College) for recreation and sports facilities. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for 220 net additional units at Ringmer and Broyle Side.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Greenfield site located on high value agricultural land. • Listed buildings on an adjacent plot of land - development would need to respect this designation. • Site located near to shops and services at Ringmer • Impact of development on Earwig corner would need to be taken into account – however, based on current information and views of ESCC, development is considered achievable. • Development is likely to require an upgrade to the Neaves Lane Waste Water Treatment Works. • The site gives value in providing a gap between Ringmer and Broyle Side, which will need to be considered at the planning application stage. • Single ownership of site

Figure 77 – Land at Broyle Gate Farm, Ringmer



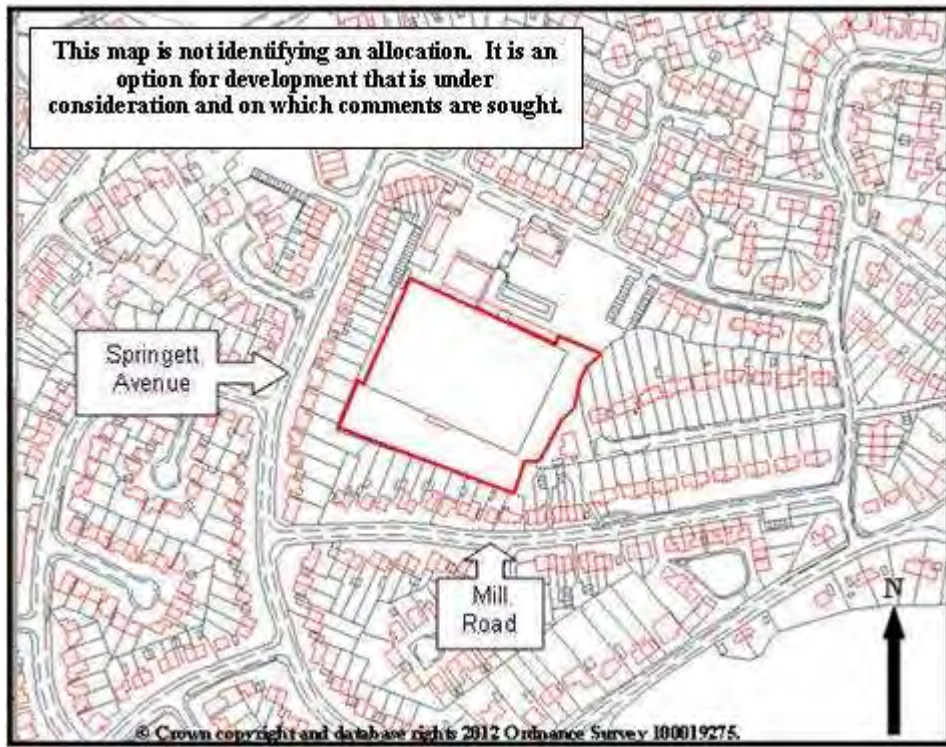
78. Land South and East of Elphick Road - RG/A15	
Address	Land South and East of Elphick Road, Broyleside
Site Area	N/A
Existing / Previous Use	Recreational field and agricultural land
Proposed Use under Consideration	Unknown capacity
Notional Start Date	2016
Source of Site	2013 Local Plan Part 2 – Call for Sites. SHLAA 2013 (33RG)
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). • RE2 – Existing Recreational Open Space – protects against the loss of open space <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for 220 net additional units at Ringmer and Broyle Side.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Within Archaeological Notification Area • Listed buildings within vicinity of the site – development would need to respect this designation. • Some TPO’s along the boundary of the site

Figure 78 – Land South and East of Elphick Road



79. Caburn Field – RG/A16	
Address	Caburn Field, Ringmer
Site Area	1.2 hectares
Existing / Previous Use	Football Ground
Proposed Use under Consideration	Residential – potential capacity of 36 units
Notional Start Date	N/A
Source of Site	SHLAA 2013 (Site 06RG) – Developable – Suitable but not Available. Site considered through Ringmer Neighbourhood Plan.
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant ‘saved’ policies – RE2, RES9 and CT1). • Site Specific Policy RG1 (Caburn Field) – land allocated for residential development. • RE2 – Existing Recreational Open Space – protects against the loss of open space <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Any development is reliant on relocation of football club in accordance with RE2, alternative recreational open space would need to be provided. Site assessed as ‘not deliverable or developable’ in 2013 SHLAA due to unavailability. However, site is considered achievable through possible rationalisation of site. • Current intentions of landowner (football club) are to remain in current location. • Area of Potential Archaeological Interest • Conservation Area and Listed Buildings within vicinity of site • Sustainably located near to services and public transport. • Consideration of rare and protected species would be required at planning application stage

Figure 79 – Caburn Field, Ringmer



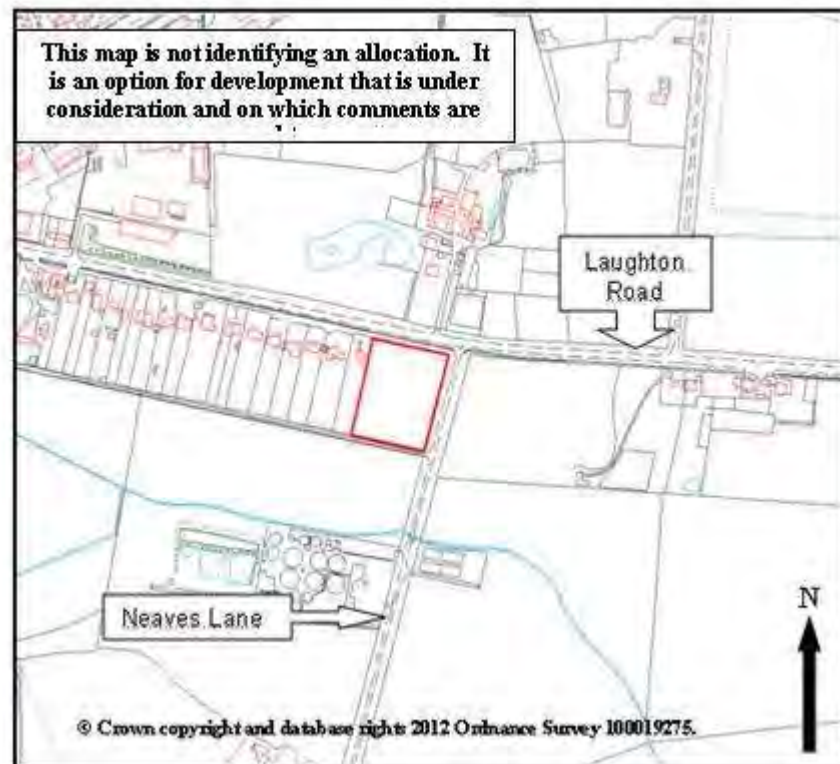
80. Land NW and SE of Anchor Field – RG/A17	
Address	Land NW and SE of Anchor Field, Ringmer
Site Area	1.4 hectares
Existing / Previous Use	Garages and open space
Proposed Use under Consideration	Residential – potential capacity of 8 units
Notional Start Date	N/A
Source of Site	Ringmer Draft Neighbourhood Plan
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant ‘saved’ policies – RE2, RES9 and CT1). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Ringmer Conservation Area and listed buildings within vicinity of the site – development would need to respect these designations. • Within Archaeological Notification Area. • Sustainably located near to services and public transport. • Unknown availability

Figure 80 – Land NW and SE of Anchor Field



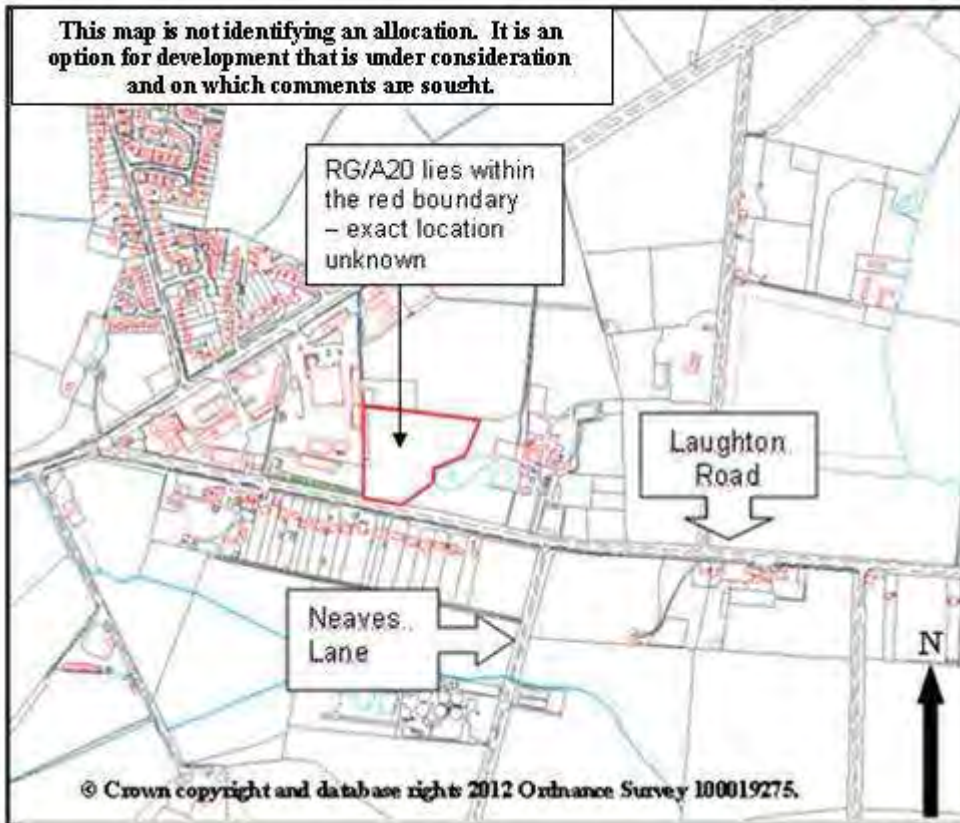
81. Neaves House Paddock – RG/A18	
Address	Neaves House Paddock, Broyleside
Site Area	0.8 hectares
Existing / Previous Use	Paddock
Proposed Use under Consideration	Residential – potential capacity of 6 units
Notional Start Date	N/A
Source of Site	Ringmer Draft Neighbourhood Plan
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Within Archaeological Notification Area. • Not located near to local services or facilities, the nearest being at Ringmer. • Unknown availability.

Figure 81 – Neaves House Paddock



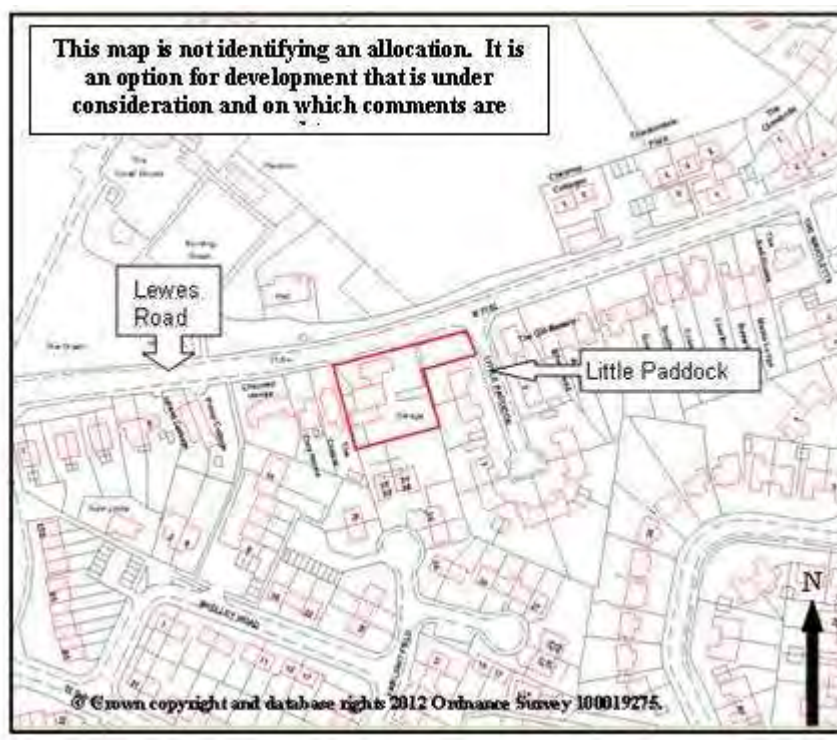
82. Lower Lodge Farm (Exception Site) – RG/A19	
Address	Lower Lodge Farm, Broyleside
Site Area	Unknown
Existing / Previous Use	Agricultural land
Proposed Use under Consideration	Unknown
Notional Start Date	N/A
Source of Site	Ringmer Draft Neighbourhood Plan Site lies within 31RG boundary (SHLAA 2013) which was assessed as Not Deliverable or Developable – Not Suitable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary • Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Within Archaeological Notification Area. • Not located near to local services or facilities, the nearest being at Ringmer. • Isolated site with limited public transport links and no footway links – car dependent • Unknown availability. • SHLAA considered the area that the site lies as unsuitable and an illogical protrusion into the countryside. • Well contained site in landscape terms, however could set precedent for urban creep to the north and east - a strong, defined landscape boundary would be needed • Mature trees would need to be retained.

Figure 82 – Lower Lodge Farm



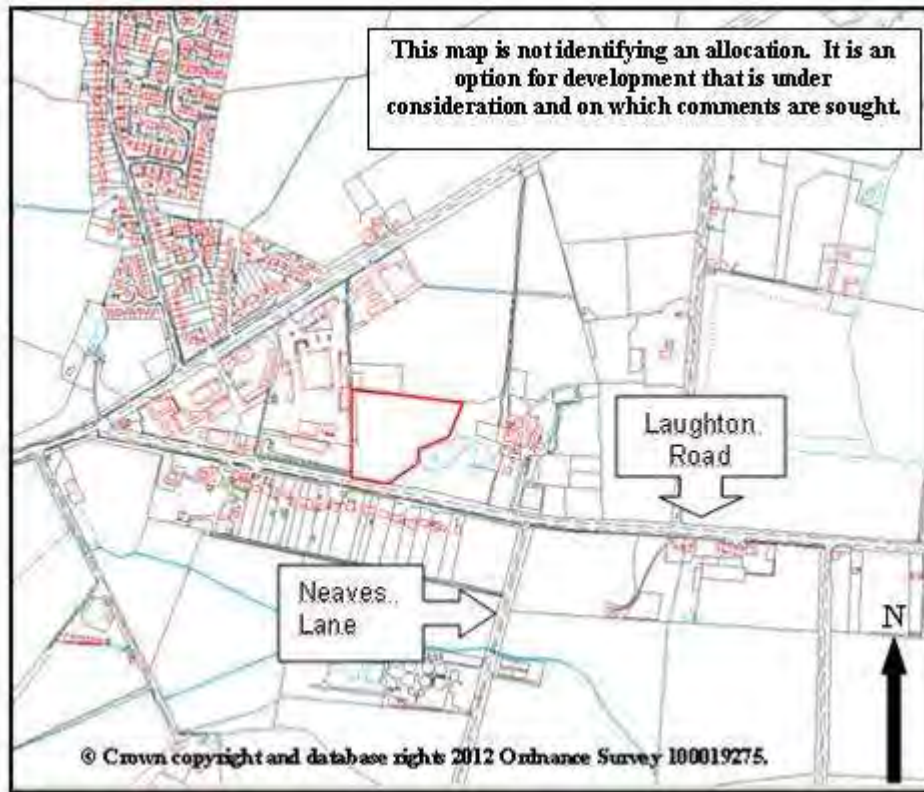
83. Busy Bee Garage, Lewes Road – RG/A20	
Address	Busy Bee Garage, Lewes Road, Ringmer
Site Area	0.14 hectares
Existing / Previous Use	Garage site and open space
Proposed Use under Consideration	Residential – potential capacity of 8 units
Notional Start Date	N/A
Source of Site	Ringmer Draft Neighbourhood Plan Part of site included in 2013 SHLAA (15RG) which was filtered out at the initial stage (threshold)
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant ‘saved’ policies – RE2, RES9 and CT1). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Ringmer Conservation Area and listed buildings within vicinity of the site – development would need to respect these designations. • Within Archaeological Notification Area. • Sustainably located near to services and public transport. • Unknown availability

Figure 83 – Busy Bee Garage, Lewes Road



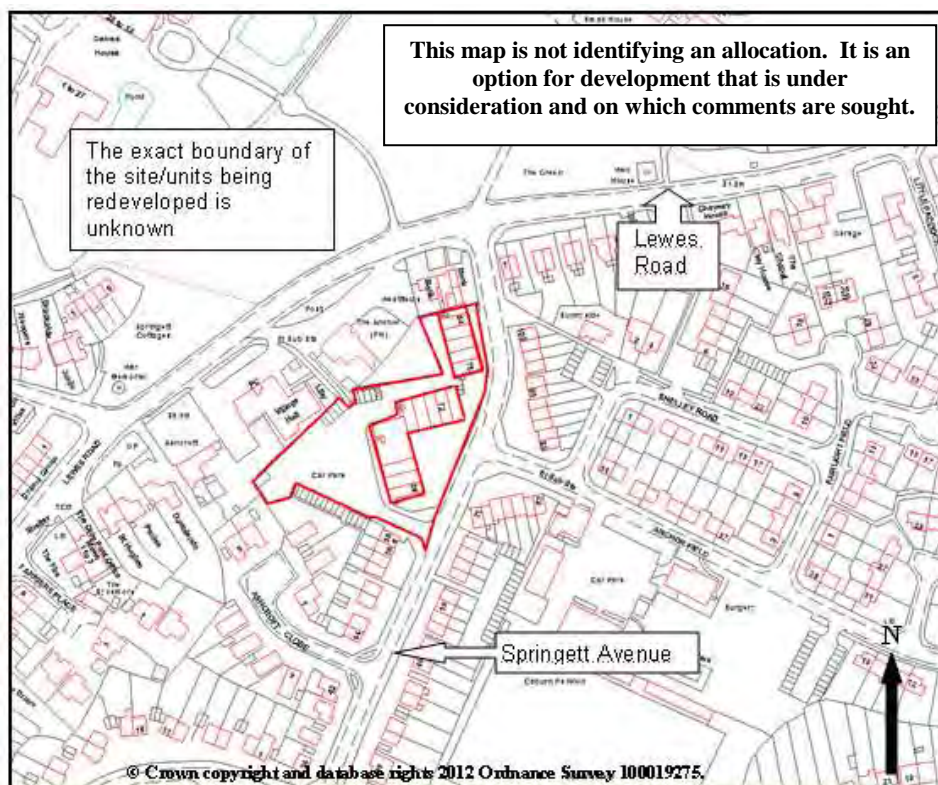
84. Lower Lodge Farm (Broyleside) – RG/A21	
Address	Lower Lodge Farm, Broyleside
Site Area	1.5 hectares
Existing / Previous Use	Agricultural land
Proposed Use under Consideration	Residential – potential capacity of 38 units
Notional Start Date	N/A
Source of Site	Ringmer Draft Neighbourhood Plan Site lies within 31RG boundary (SHLAA 2013) which was assessed as Not Deliverable or Developable – Not Suitable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Within Archaeological Notification Area. • Not located near to local services or facilities, the nearest being at Ringmer. • Isolated site with limited public transport links and no footway links – car dependent • Unknown availability. • SHLAA considered the site unsuitable and an illogical protrusion into the countryside. • Well contained site in landscape terms, however could set precedent for urban creep to the north and east - a strong, defined landscape boundary would be needed • Mature trees would need to be retained.

Figure 84 – Lower Lodge Farm (Broyleside)



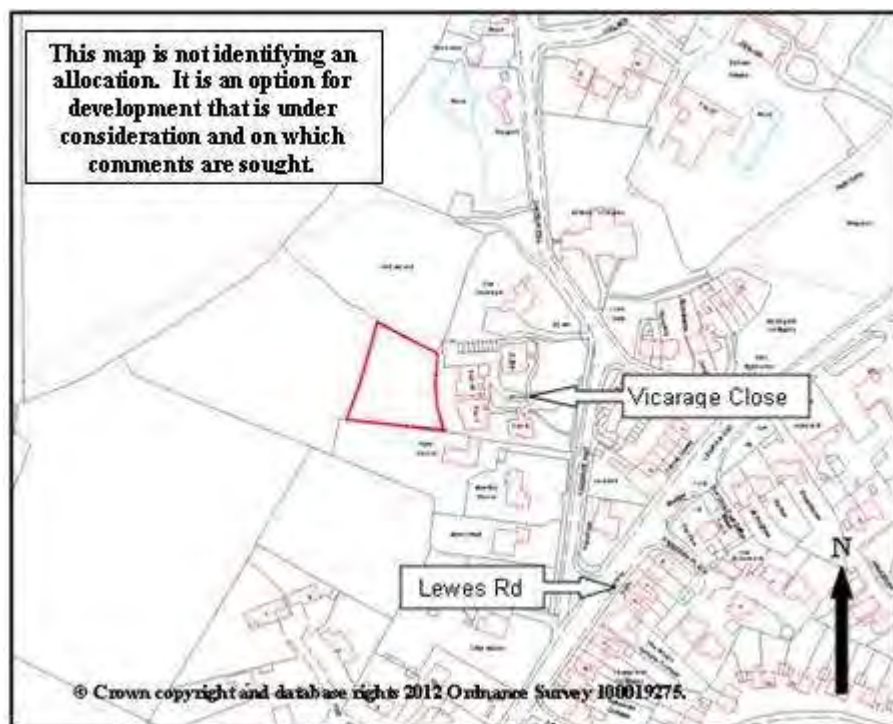
85. Springett Avenue Shopping Precinct – RG/A22	
Address	Springett Avenue Shopping Precinct, Springett Avenue, Ringmer
Site Area	N/A
Existing / Previous Use	Shopping precinct and residential units
Proposed Use under Consideration	Residential – potential capacity of 14 units (unknown how many are net additional)
Notional Start Date	N/A
Source of Site	Ringmer Draft Neighbourhood Plan
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant ‘saved’ policies – RE2, RES9 and CT1). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • The Neighbourhood Plan proposes to redevelop the existing flats. • Ringmer Conservation Area and listed buildings within vicinity of the site – development would need to respect these designations. • Within Archaeological Notification Area. • Sustainably located near to services and public transport. • Unknown availability

Figure 85 – Springett Avenue Precinct



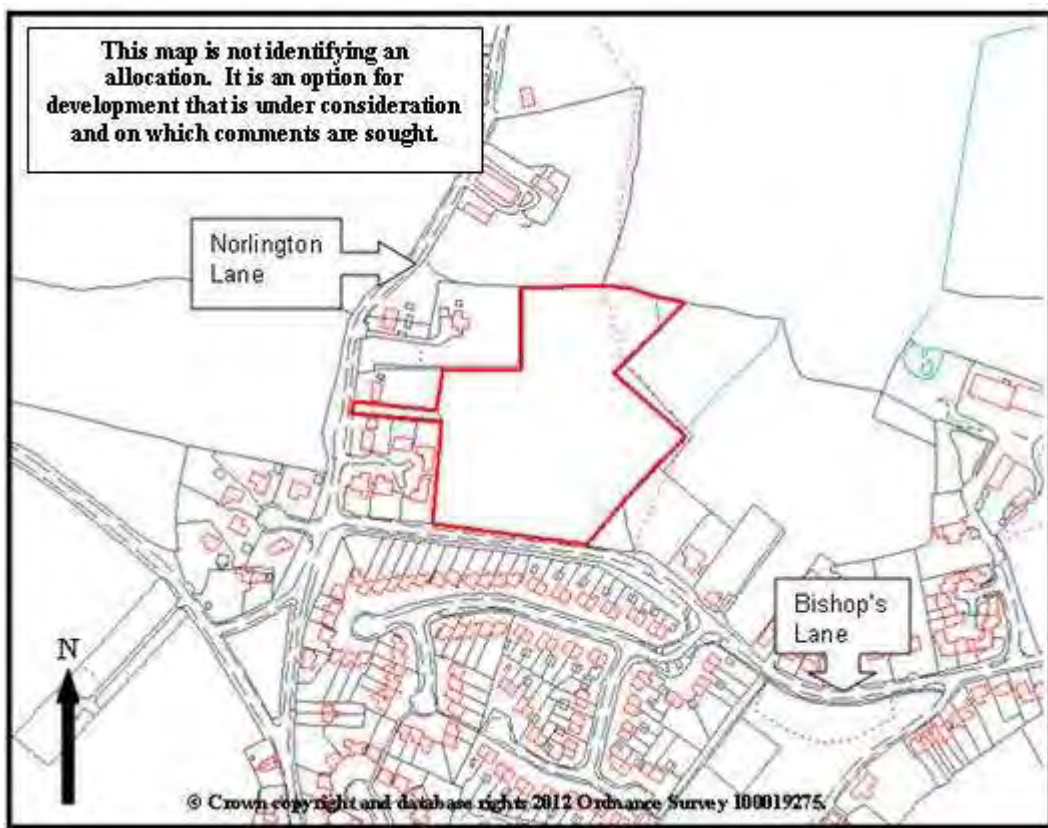
86. Vicarage Close Orchard – RG/A23	
Address	Vicarage Close, Broyleside
Site Area	0.17 hectares
Existing / Previous Use	Orchard
Proposed Use under Consideration	Residential – potential capacity of 10 units
Notional Start Date	N/A
Source of Site	Ringmer Draft Neighbourhood Plan
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Adjacent to National Park • Adjacent to Ringmer Conservation Area and within vicinity of listed buildings – development would need to respect these designations. • Within Archaeological Notification Area. • Located near to local services, facilities and public transport provision. • Unknown availability.

Figure 86 – Vicarage Close Orchard



87. Bishops Field – RG/A24	
Address	Bishops Field, East of Norlington Court, Bishops Lane, Ringmer
Site Area	1.99 hectares
Existing / Previous Use	Agricultural Land
Proposed Use under Consideration	Residential – potential capacity of 64 units
Notional Start Date	N/A
Source of Site	Draft Ringmer Neighbourhood Plan. SHLAA 2013 (Site 25RG) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). • Site was previously part of larger site allocated as a ‘Second Phase of Residential Development’ site – Policy RES3. This policy has since been deleted. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Ringmer and Broyle Side of 220 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Should be brought forward with eastern site (23RG) as part of comprehensive development. • Potential that development of this scale would impact upon Earwig Corner – mitigation is considered possible and achievable by ESCC and based upon information gathered. • Development of this scale is likely to require an upgrade to the Neaves Lane Waste Water Treatment Works, which is considered deliverable within the next 5 years. • Site within vicinity of Ringmer Conservation Area and listed buildings - development would need to respect these designations. • Within Ringmer Archaeological Notification Area • Greenfield land of high agricultural value • Within walking distance of services/facilities • Public right of way runs through site – would need to be relocated.

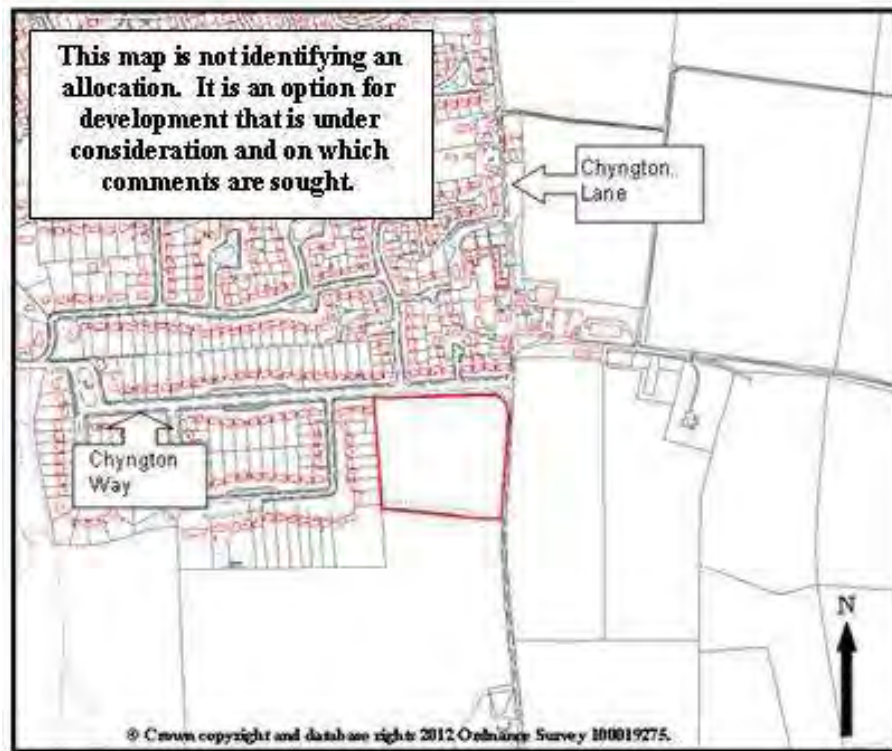
Figure 87 – Bishops Field



Seaford

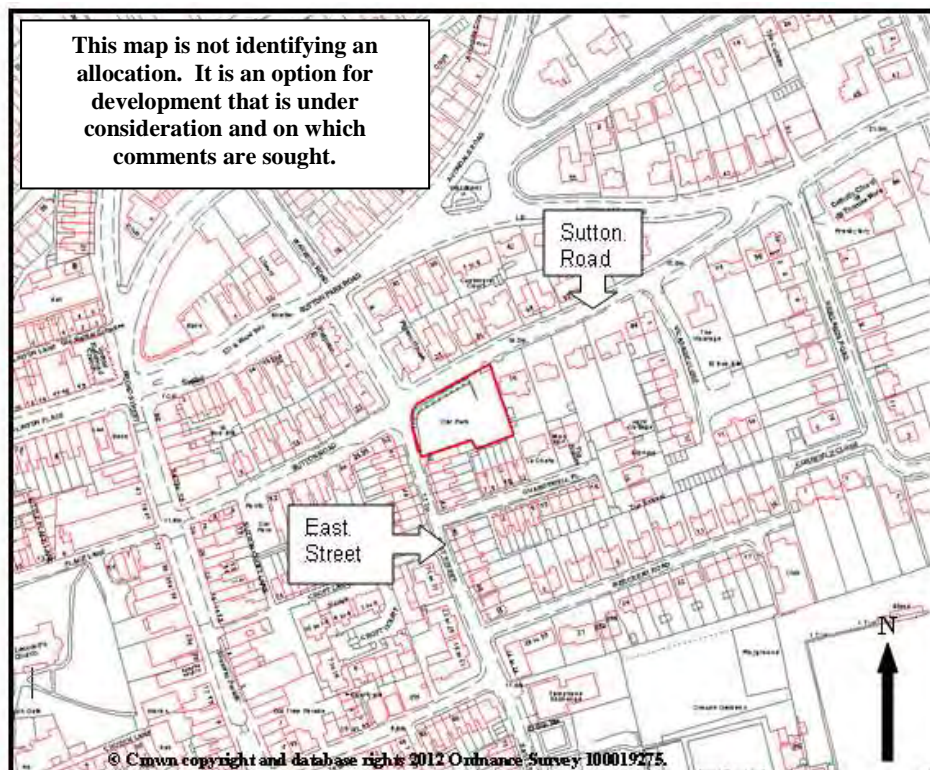
88. Land to the South of Chyngton Way, Seaford – SF/A01	
Address	Land to the South of Chyngton Way, Seaford
Site Area	2.75 hectares
Existing / Previous Use	Unused Agricultural Land
Proposed Use under Consideration	Residential – potential capacity of 40 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 01SF) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Seaford of 90 net additional units
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site adjacent to South Downs National Park. • Any potential landscape impacts would need to be mitigated – this is considered achievable. • Chyngton Lane Conservation Area, Area of Established Character (adjacent) and listed buildings within vicinity of the site – development would have to respect these designations. • A small section of the site is covered by a Archaeological Notification designation – an assessment may need to be carried out. • Within walking distance of services/facilities

Figure 88 – Land to the South of Chyngton Way, Seaford



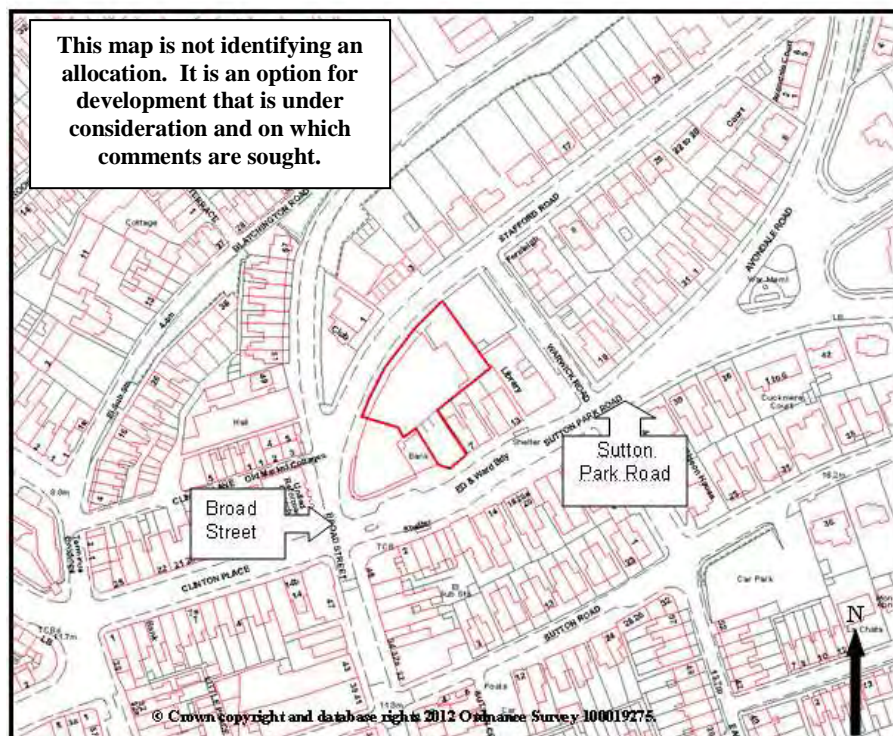
89. East Street Car Park, Seaford – SF/A02	
Address	East Street Car Park, Seaford
Site Area	0.15 hectares
Existing / Previous Use	Car park
Proposed Use under Consideration	Residential – potential capacity of 10 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 05SF) – Developable – Suitable but only Available in the future
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Seaford of 90 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Existing use may need to be retained for a period • Site is not currently available - LDC Asset review report identifies that cost-benefit of site needs to be assessed • Adjacent to Town Centre boundary • Adjacent to Seaford Town Centre Conservation Area and nearby to Listed Buildings – development would need to respect these designations.

Figure 89 – East Street Car Park, Seaford



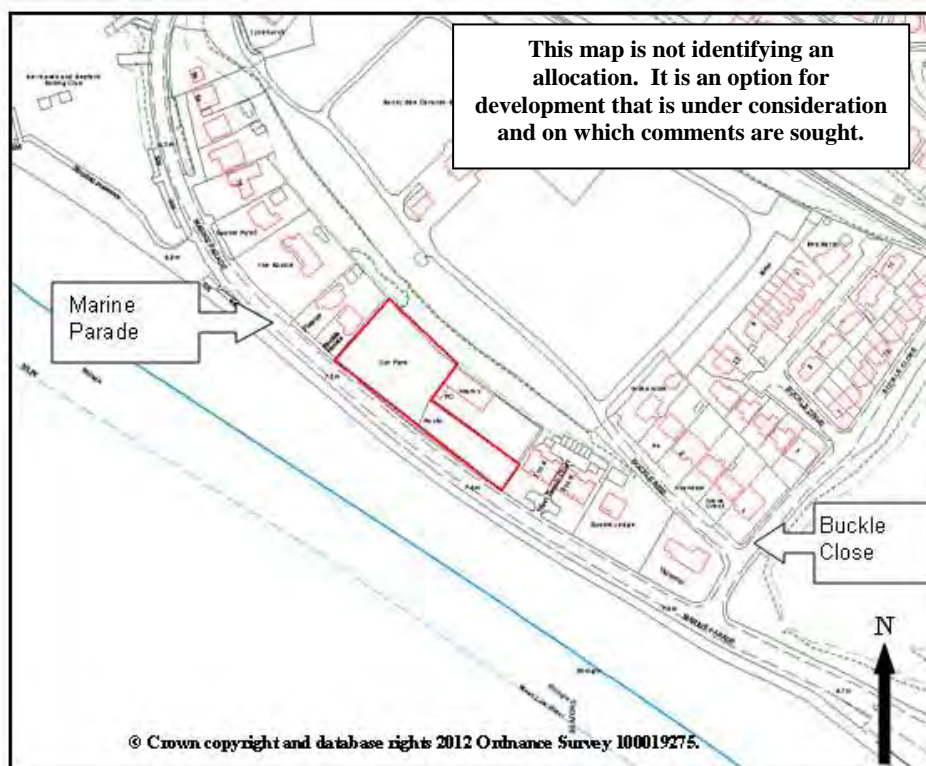
90. Former Central Garage, Sutton Park Road – SF/A03	
Address	Former Central Garage, Sutton Park Road, Seaford
Site Area	N/A
Existing / Previous Use	Former garage
Proposed Use under Consideration	Residential – potential capacity of 27 units
Notional Start Date	2014
Source of Site	SHLAA 2013 (Site 13SF) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1). • Within Seaford Town Centre Boundary ('Saved' policies E3 and E4 apply although they will be replaced by the Core Strategy when adopted) <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Seaford of 90 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Within vicinity of Seaford Town Centre Conservation Area, Area of Established Character and nearby to Listed Buildings – development would need to respect these designations. • Consideration of rare and protected species would be required at planning application stage • Possible contamination due to previous use • Within walking distance of town centre services/facilities

Figure 90 – Former Central Garage, Sutton Park Road



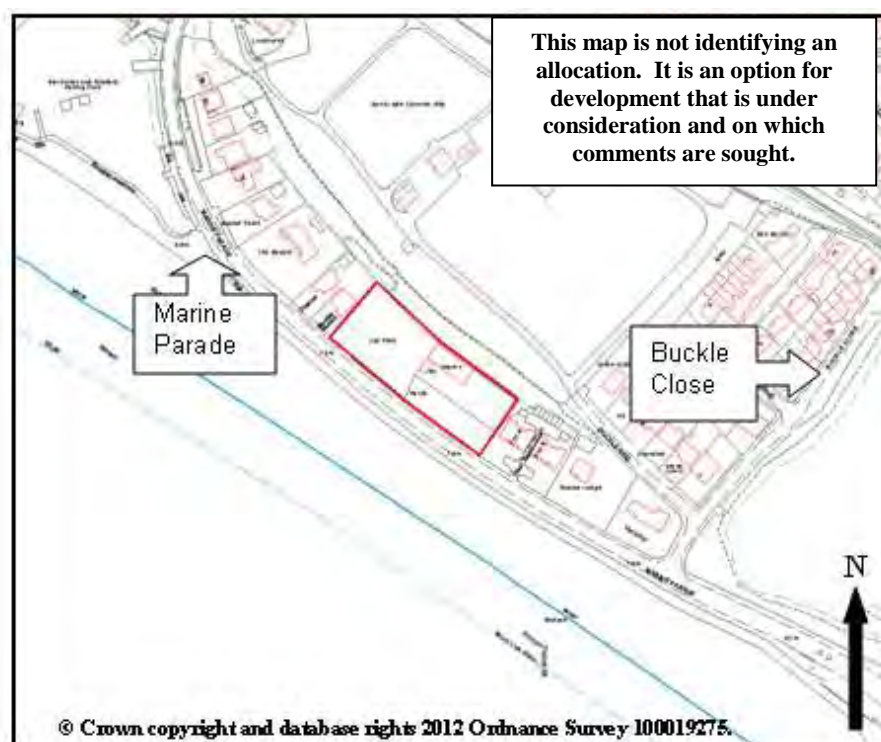
91. Buckle Car Park (Parcels A+B) – SF/A04	
Address	Buckle Car Park, Main Parade (Parcels A+B), Seaford
Site Area	0.32 hectares
Existing / Previous Use	Currently a Car Park
Proposed Use under Consideration	Residential – potential capacity of 7 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 14SF) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). • Within site specific policies SF14, SF15 and SF16 boundary (which restrain development along the seafront). These are ‘saved’ policies which will be retained. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Seaford of 90 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Seaford Green SNCI within vicinity of site. • Potential land contamination – further investigation by Environmental Health required. • Assumed to be available within 5 years • No shops within walking distance but near to bus stop and train station.

Figure 91 – Buckle Car Park (Parcels A & B), Marine Parade, Seaford



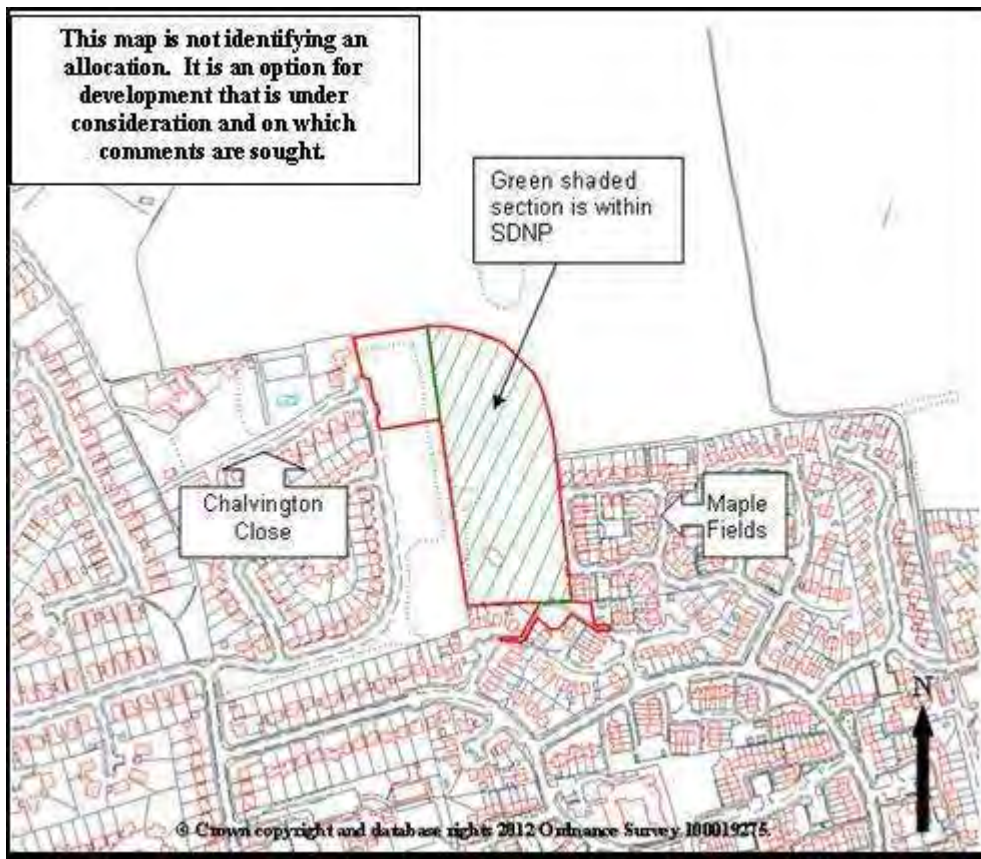
92. Buckle Car Park (Parcels A, B + C) – SF/A05	
Address	Buckle Car Park, Main Parade (Parcels A, B + C), Seaford
Site Area	0.45 hectares
Existing / Previous Use	Car Park
Proposed Use under Consideration	Residential – potential capacity of 10 units
Notional Start Date	2020
Source of Site	SHLAA 2013 (Site 15SF) – Developable – Suitable but only Available in Future
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). • Within site specific policies SF14, SF15 and SF16 boundary (which restrain development along the seafront). These are ‘saved’ policies which will be retained. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Seaford of 90 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Seaford Green SNCI within vicinity of site. • Potential land contamination – further investigation by Environmental Health required. • Currently leased on a long term basis hence available in future. • No shops within walking distance but near to bus stop and train station.

Figure 92 – Buckle Car Park (Parcels A, B & C), Marine Parade, Seaford



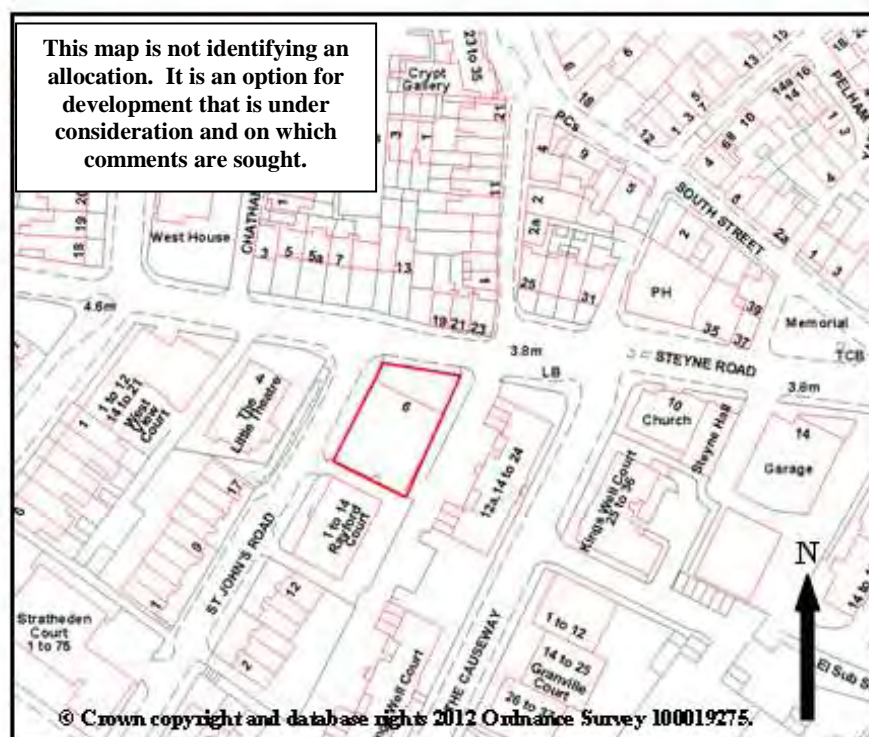
93. Chalvington Field, Normansal Park Avenue, Seaford – SF/A06	
Address	Chalvington Field at Normansal Park Avenue, Seaford
Site Area	2.4 hectares
Existing / Previous Use	Recreation ground
Proposed Use under Consideration	Residential – potential capacity of 20 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 16SF) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES8, RES10 and CT1 (some of which will be superseded by the Core Strategy). • RE2 – Existing Recreational Open Space – protects against the loss of open space <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Seaford of 90 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Majority of the site is within the SDNP – site boundary has been revised to retain buffer and reduce impact on the countryside. Development in the northern part of the site should be avoided. • Existing vegetation on the edge of the site must be retained – including TPO group along western boundary. • Medium-high potential for archaeological implications – would require pre-application evaluation to inform planning decision. • Would result in the loss of recreational land

Figure 93 – Chalvington Field, Normansal Park Avenue, Seaford



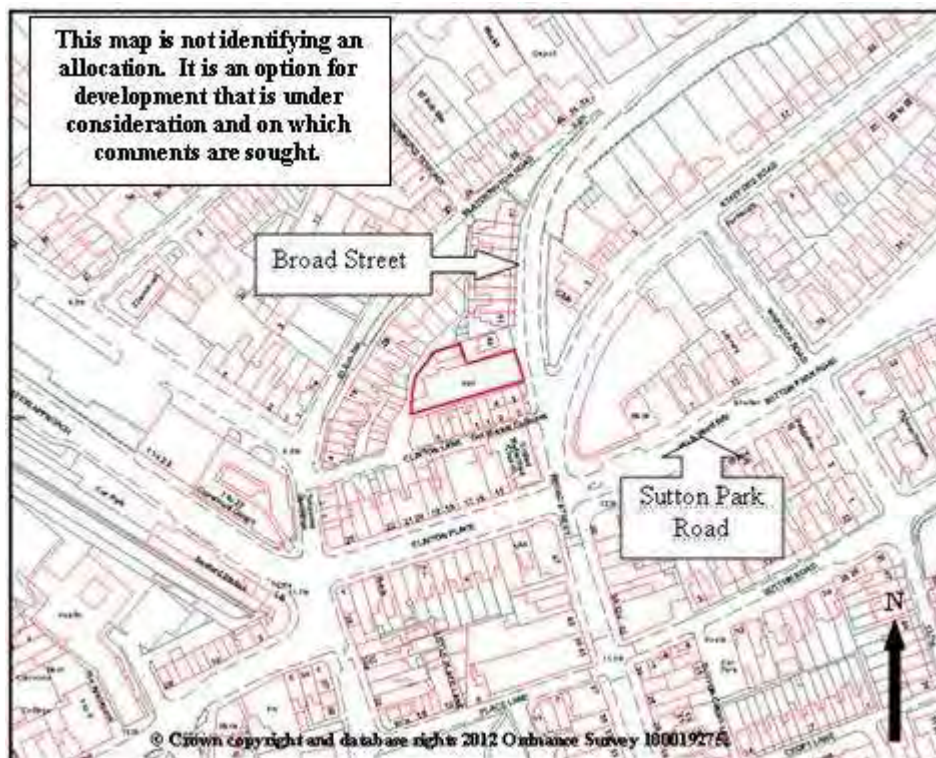
94. 6 Steyne Road, Seaford – SF/A07	
Address	6 Steyne Road, Seaford
Site Area	
Existing / Previous Use	Industrial units
Proposed Use under Consideration	Residential – potential capacity of 6 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 18SF) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Seaford of 90 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Within Seaford Town Centre Conservation Area – development would need to respect the designation. • Within archaeological notification area – high potential for impact. • Within the vicinity of listed buildings. • Land contamination assessment would be required due to former use as a garage. • Within Flood Zones 2 and 3 – site at risk of coastal and surface water flooding – site would need to be resilient to threat of flooding. • Within walking distance of town centre services and public transport links.

Figure 94 – 6 Steyne Road, Seaford



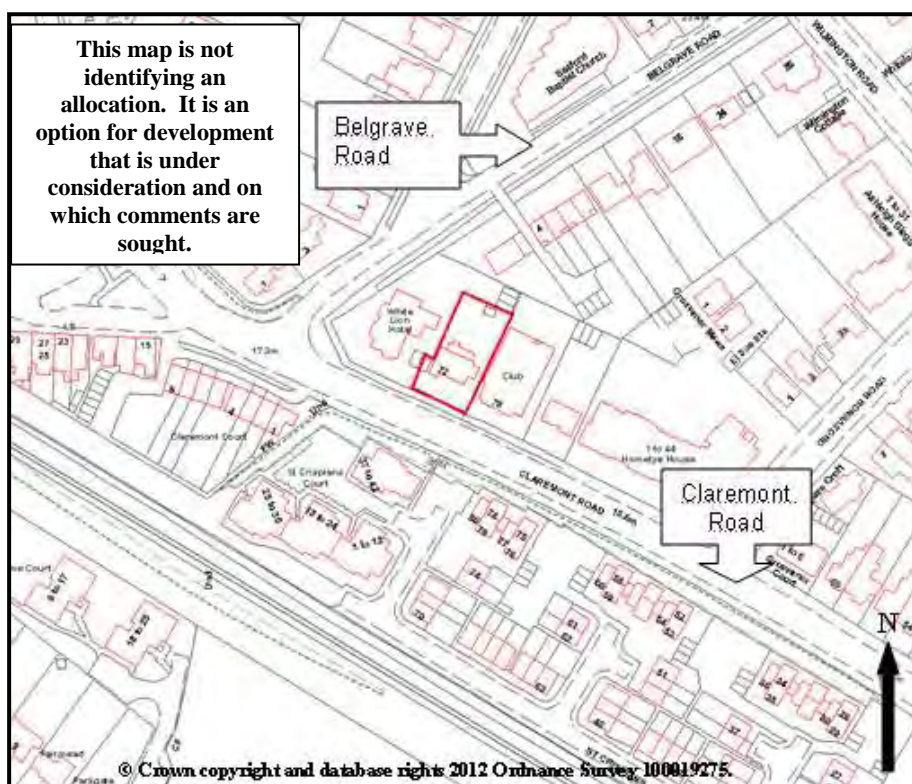
95. Drill Hall, Broad Street, Seaford – SF/A08	
Address	Drill Hall, Broad Street, Seaford
Site Area	0.1 hectares
Existing / Previous Use	Vacant / Drill Hall
Proposed Use under Consideration	Residential – potential capacity of 12 units
Notional Start Date	2014
Source of Site	SHLAA 2013 (Site 19SF) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Seaford of 90 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site previously had planning permission for 7 apartments and a new Drill Hall. • Within the vicinity of two conservation areas and some listed buildings. • No major factors preventing development when last assessed.

Figure 95 – Drill Hall, Broad Street, Seaford – 19SF



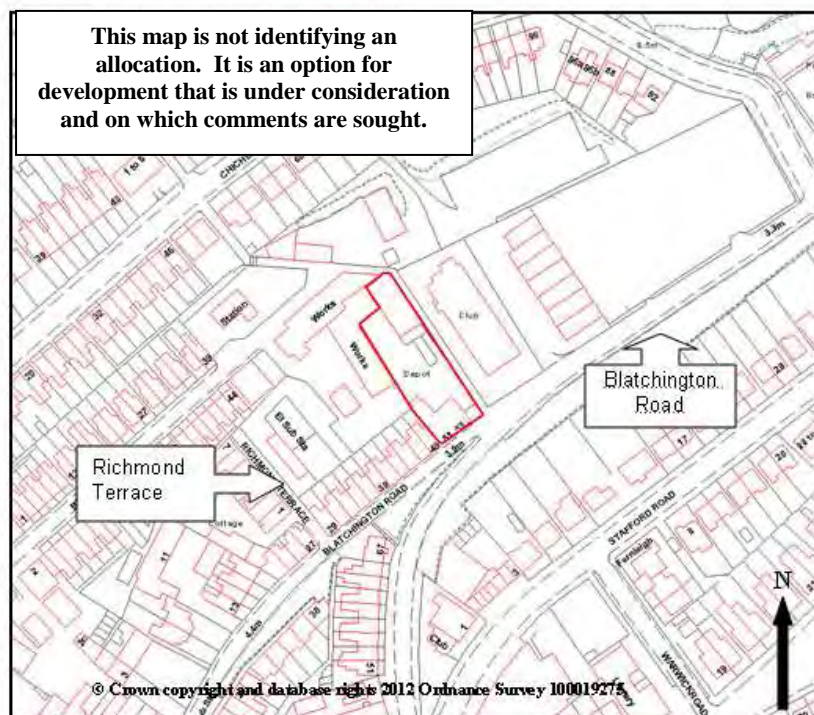
96. Holmes Lodge, 72 Claremont Road, Seaford – SF/A09	
Address	Holmes Lodge, 72 Claremont Road, Seaford
Site Area	N/A
Existing / Previous Use	Guest House
Proposed Use under Consideration	Residential – potential capacity of 12 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 20SF) – Developable – Suitable but Unknown Availability
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant 'saved' policies – RES9 and CT1). • Saved Local Plan policy E13 which generally aims to resist the loss of such accommodation. <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Seaford of 90 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Principle of housing development on the site has been established through previous application (LW/07/0834) which has expired. • Availability unknown. • Area of Established Character within the vicinity of the site – development would need to respect this designation. • Within walking distance of local services and public transport links.

Figure 96 – Holmes Lodge, 72 Claremont Road, Seaford



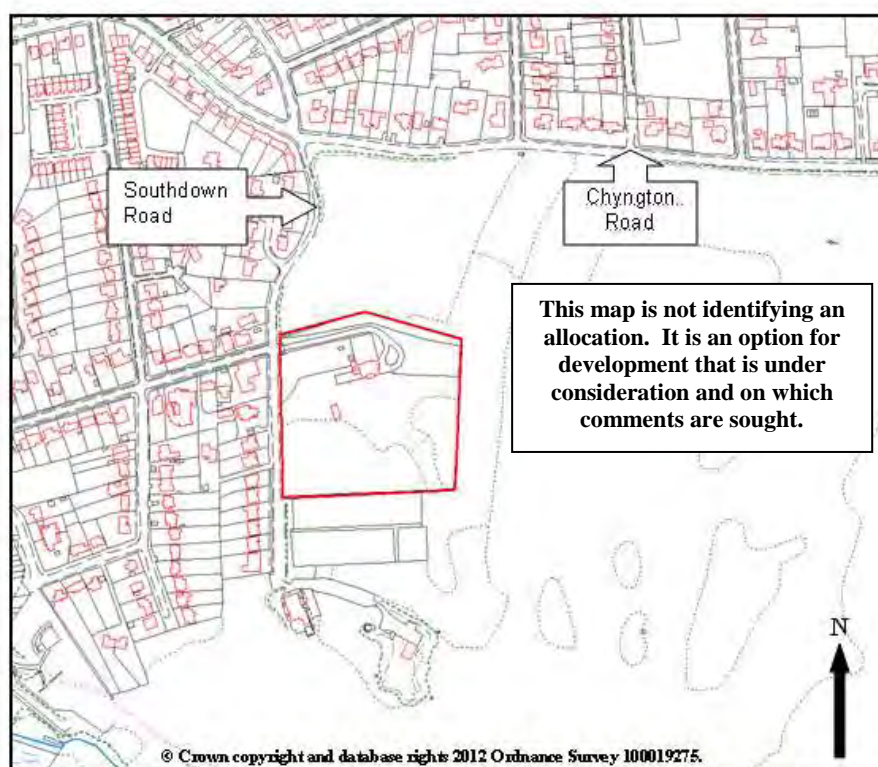
97. 51-53 Blatchington Road, Seaford – SF/A10	
Address	51-53 Blatchington Road, Seaford, BN25 2AF
Site Area	
Existing / Previous Use	Car storage depot with some redundant buildings, housing and offices also fronting the site.
Proposed Use under Consideration	Residential – potential capacity of 9 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 21SF) - Developable – Suitable but Unknown Availability
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). • District-wide policy E1 (Planning for Employment) – protects employment land <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Seaford of 90 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Principle of housing development on the site has been established through previous application (LW/08/0969) which has expired. • Known land contamination on land – assessment would need to be carried out. • Availability unknown. • Within walking distance of local services and public transport links. • Adjacent to archaeological notification area • Within Flood Zone 3a • Potential disruption from neighbouring works

Figure 97 – 51-53 Blatchington Road, Seaford



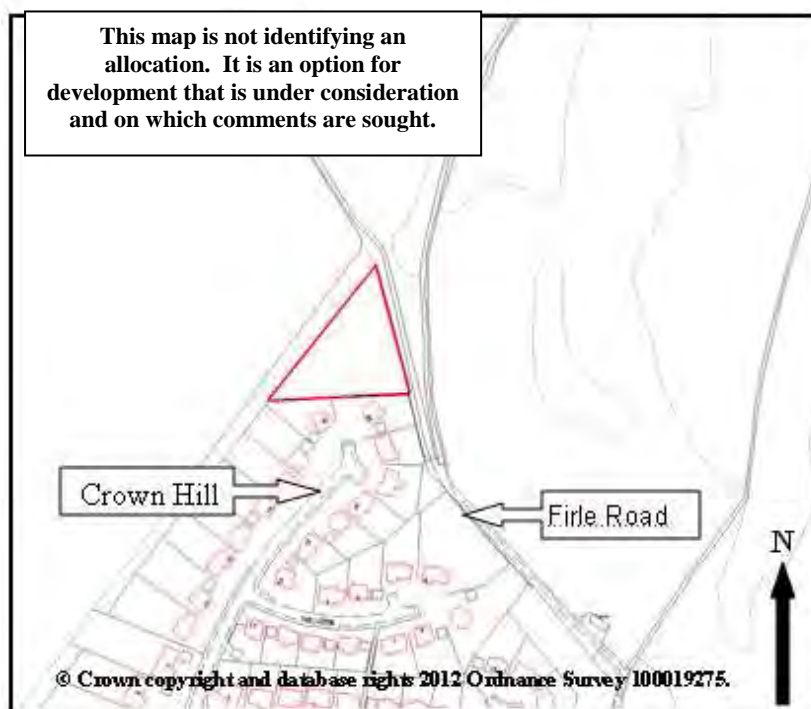
98. Florence House, Southdown Road, Seaford – SF/A11	
Address	Florence House, Southdown Road, Seaford
Site Area	2.4 Hectares
Existing / Previous Use	Existing residential property and curtilage
Proposed Use under Consideration	Residential – potential capacity of 10 units.
Notional Start Date	2016
Source of Site	Local Plan Part 2 - Call for Sites 2013. SHLAA reference 22SF – Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary. • Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES8, RES10 and CT1 (some of which will be superseded by the Core Strategy). • Core Strategy • Planned housing growth for Seaford of 90 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site is in single ownership and available immediately • Site bordering the National Park. • Within Archaeological Notification Area - an assessment would need to be carried out. • Area of Established Character within the vicinity of the site. • A small eastern section of the site is within the Heritage Coast designation.

Figure 98 – Florence House, Southdown Road, Seaford



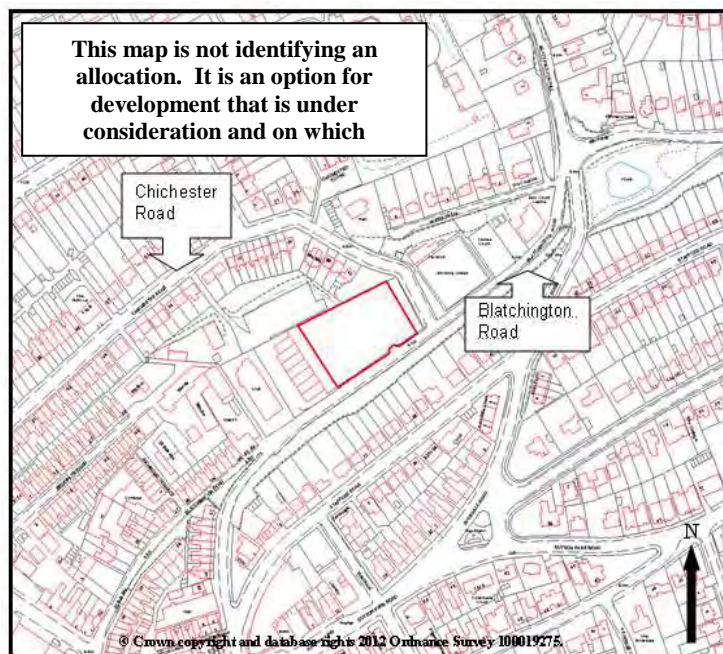
99. Land North of Crown Hill, Seaford – SF/A12	
Address	Land North of Crown Hill, Seaford
Site Area	0.3 Hectares
Existing / Previous Use	Scrubland owned by Golf Club
Proposed Use under Consideration	Residential – potential capacity of 7 units
Notional Start Date	2018
Source of Site	Local Plan Part 2 - Call for Sites 2013 SHLAA 2013 (08SF) - Developable – Suitable but Unknown Availability
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES8, RES10 and CT1 (some of which will be superseded by the Core Strategy). • Core Strategy • Planned housing growth for Seaford of 90 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site considered not suitable for development in 2013 SHLAA. • Unknown availability • Adjacent to South Downs National Park • TPO group along eastern edge of site • ESCC consider access to the site an issue. Access via Firle Rd is constrained by TPO group, whereas there may not be sufficient land for an access point via Crown Hill. • Poor access to public transport – car dependent development.

Figure 99 – Land North of Crown Hill, Seaford



100. Gas Works Site, Blatchington Road, Seaford – SF/A13	
Address	Gas Works Site, Blatchington Road, Seaford
Site Area	0.34 hectares
Existing / Previous Use	Gas Works Site
Proposed Use under Consideration	Residential – potential capacity of 30 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 04SF) - Developable – Suitable but Unknown Availability
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Within planning boundary (site subject to relevant ‘saved’ policies – RES9 and CT1). • Site Specific Policy SF5 (Gas Works, Blatchington Road) – allocates land for residential development. • Site is allocated as Site Specific Policy RES2 (First Phase Residential Development). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Seaford of 90 net additional units.
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site ownership unknown • Possible viability issues (due to contamination remediation) - site has been allocated for 9 years with little progress towards a scheme. • Within Archaeological Notification Area – an assessment would need to be carried out. • Within vicinity of Area of Established Character and Conservation Area – development would need to respect these designations. • Within Flood Zone 3 (not located near to river – possibly on low lying land)

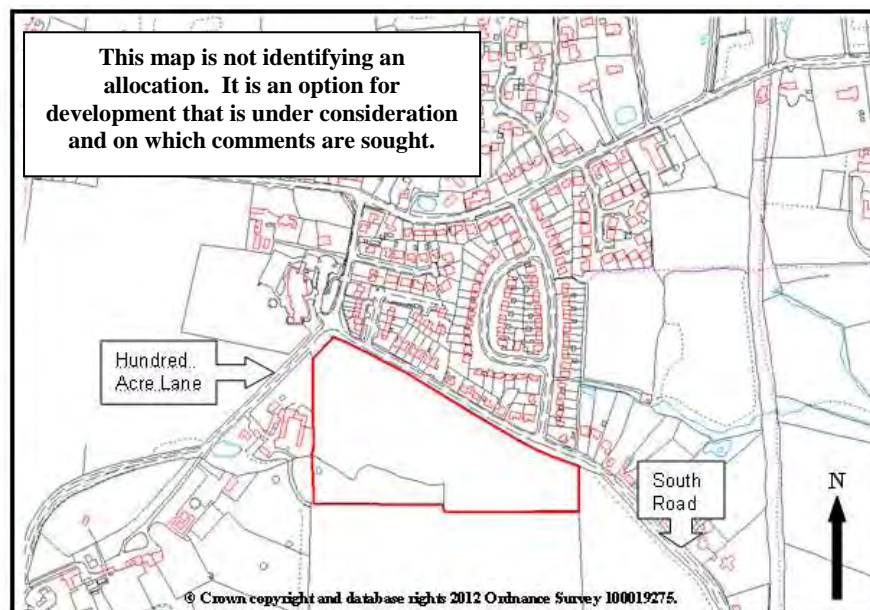
Figure 100 – Gas Works Site, Blatchington Road, Seaford



Wivelsfield Green

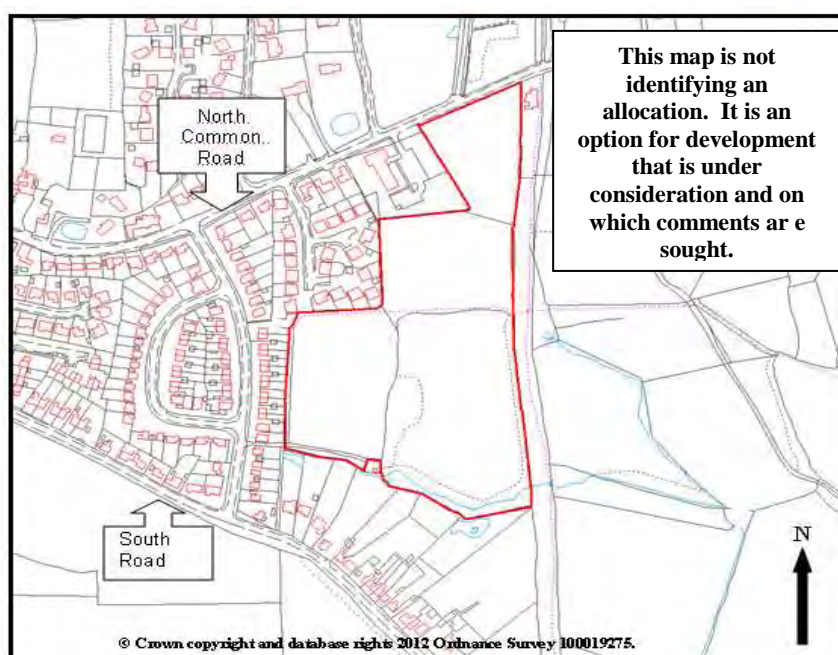
101. Land at Coldharbour Farm – WV/A01	
Address	Land at Coldharbour Farm, South Road, Wivelsfield Green
Site Area	4.2 hectares
Existing / Previous Use	Agricultural land
Proposed Use under Consideration	Residential – potential capacity of 65 units
Notional Start Date	
Source of Site	SHLAA 2013 (Site 05WV) – Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Wivelsfield Green of 30 net additional dwellings
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Located on Greenfield site of high agricultural value. • ESCC consider that a development of less than 80 dwellings would be acceptable. • Due to the scale of the site, a transport assessment may be required. • Single ownership – site could become available within 5 years. • Good access to local services/facilities

Figure 101 – Land at Coldharbour Farm, Wivelsfield Green



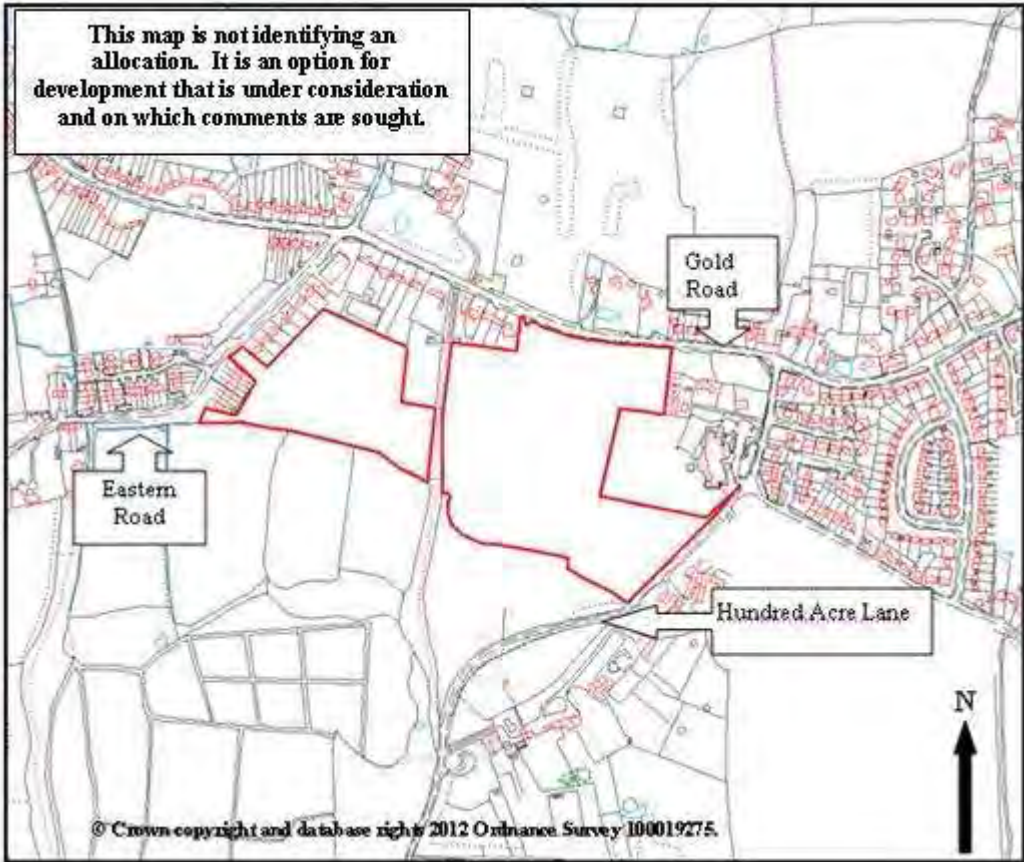
102. Land at North Common Road – WV/A02	
Address	Land at North Common Road, Wivelsfield Green
Site Area	4.5 hectares
Existing / Previous Use	Former agricultural use
Proposed Use under Consideration	Residential – potential capacity of 75 units
Notional Start Date	
Source of Site	SHLAA 2013 (Site 09WV) - Suitable, Available and Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary. • Site subject to relevant 'saved' Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Wivelsfield Green of 30 net additional dwellings
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • ESCC consider development of less than 80 units at Wivelsfield would be acceptable - Access is achievable. • Due to the scale of the site, it may be that a transport assessment is required. • Greenfield site of potentially high agricultural value • Site well contained from wider landscape • Ancient Woodland to the east of the site • Consideration of rare and protected species would be required at planning application stage. • Area of Established Character within vicinity of site – development would need to respect this designation.

Figure 102 – Land at North Common Road



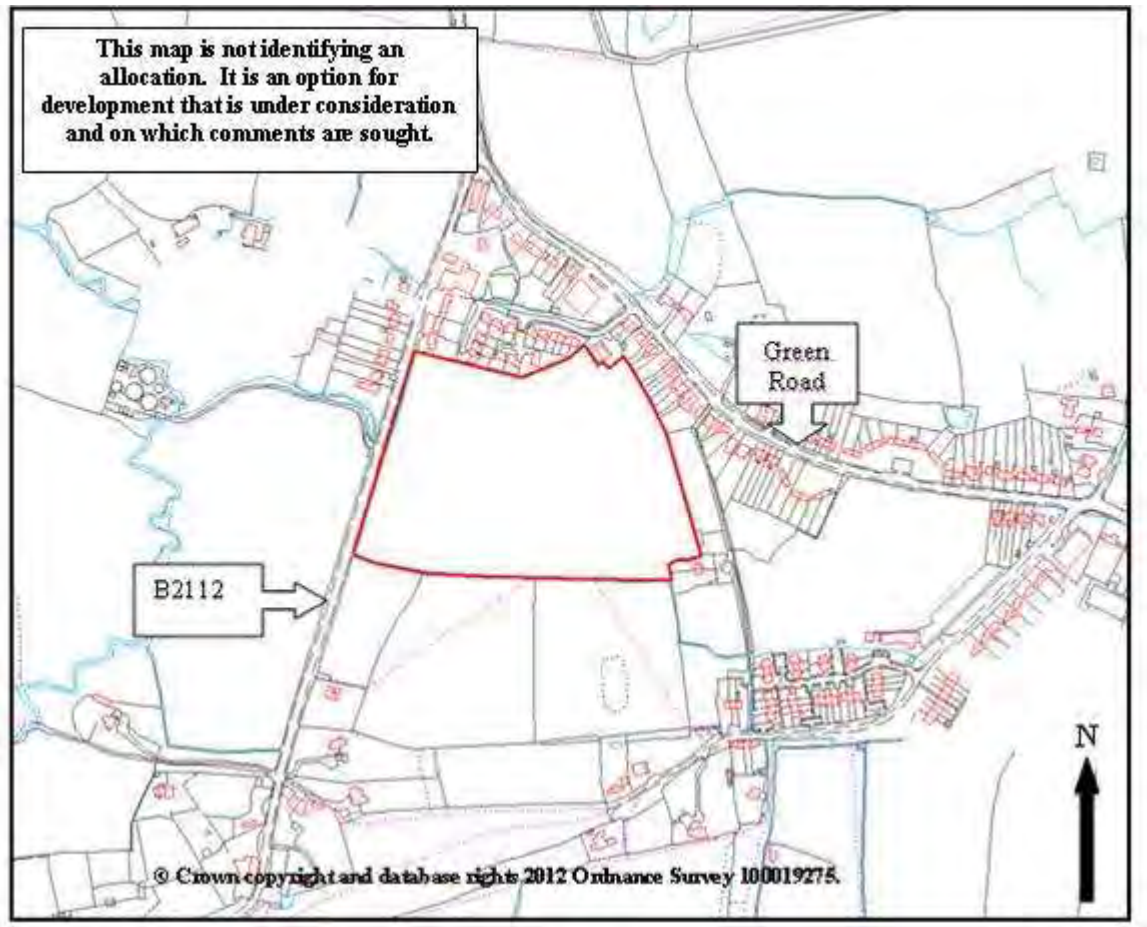
103. Land at Eastern Road / Green Road – WV/A03	
Address	Land at Eastern Road / Green Road, Wivelsfield Green
Site Area	6 hectares
Existing / Previous Use	Agricultural land
Proposed Use under Consideration	Residential – potential capacity of 150 units
Notional Start Date	2018
Source of Site	SHLAA 2013 (Site 03WV) – Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). • Majority of site was previously included in RES3 allocation (Second Phase of Residential Development) – policy has now been deleted <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Wivelsfield Green of 30 net additional dwellings
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Located on Greenfield site of agricultural value. • ESCC highways consider that developments of more than 80 units at Wivelsfield Green will result in unacceptable traffic impacts through Ditchling. As such over suitability of site is subject to further transport assessment and mitigation. • No access issues. • Surface water drainage issues would need to be addressed as part of any scheme on the site. • Both areas of land well contained from the wider landscape, however, any development should not extend south of the southerly border of the school and should define a new landscaped edge with strong tree belts • Habitat surveys would be required. • Medium potential for archaeological implications • Some listed buildings within vicinity of site and opposite area of established character. • The site is available within the next 5 years.

Figure 103 – Land at Eastern Road / Green Road, Wivelsfield Green



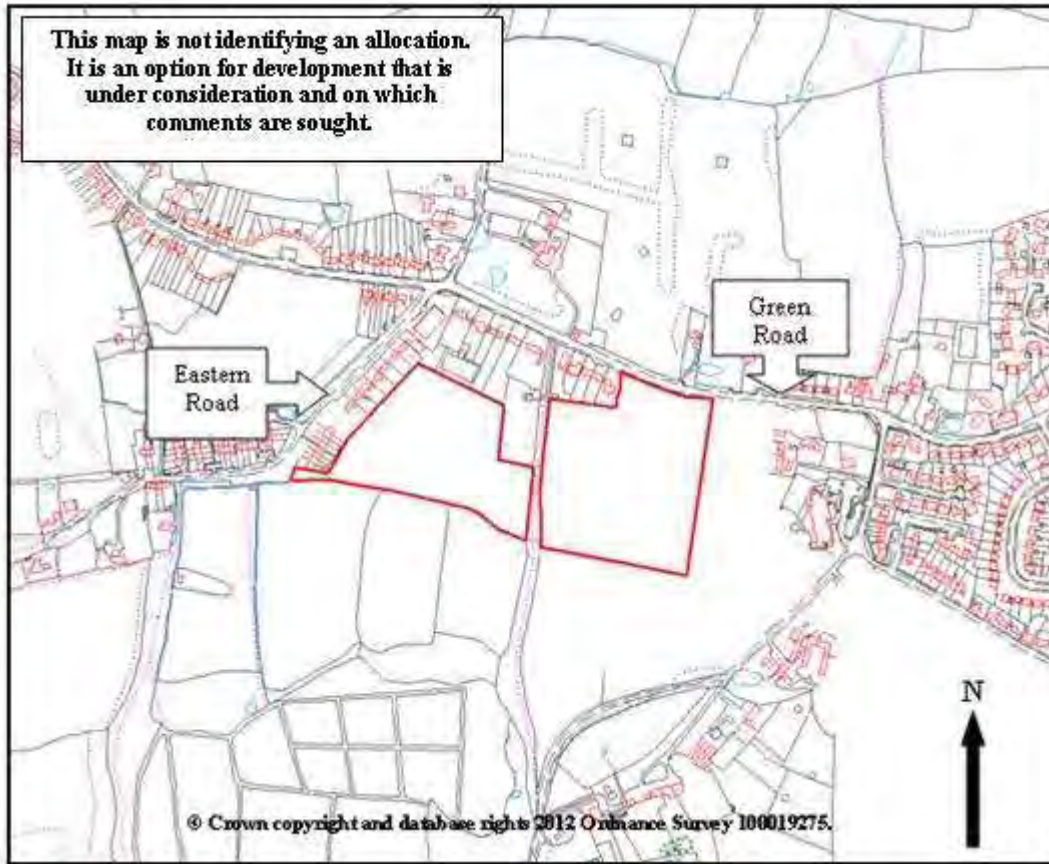
104. Land East of B2112 – WV/A04	
Address	Land East of B2112, Wivelsfield
Site Area	15 hectares
Existing / Previous Use	Agriculture
Proposed Use under Consideration	Residential – potential capacity of 100 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 14WV) – Suitable, Available & Achievable
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Site outside (adjacent) planning boundary. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES8, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Wivelsfield Green of 30 net additional dwellings
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Southern part of site could potentially have a significant landscape impact – considered resolvable through reduced site size and capacity. • Access likely to be via the B2112 – part of this stretch is derestricted, the northern section is 30mph zone. Some enhancements would be necessary to allow footways and access to public transport. • ESCC highways consider that developments of more than 80 units at Wivelsfield Green will result in unacceptable traffic impacts through Ditchling. As such over suitability of site is subject to further transport assessment and mitigation. • Medium potential for archaeological impact. • Some listed buildings within vicinity of site. • Habitat survey would be required. • Bus stop within vicinity, but no train station or many local services nearby. • Site in single ownership when last assessed.

Figure 104 – Land East of B2112, Wivelsfield



105. Land at Eastern Road, Wivelsfield Green – WV/A05	
Address	Land at Eastern Road, Wivelsfield Green
Site Area	6.13 hectares
Existing / Previous Use	Agricultural land
Proposed Use under Consideration	Residential – potential capacity of 190 units
Notional Start Date	2016
Source of Site	SHLAA 2013 (Site 15WV) - Developable – Suitable and Available but unknown / marginal Achievability
Existing Policy Context	<p>LDC Local Plan 2003</p> <ul style="list-style-type: none"> • Majority of site previously included in RES3 allocation (Second Phase of Residential Development) – policy has since been deleted. • Site outside (adjacent) planning boundary. • Site subject to relevant ‘saved’ Countryside Policies of the 2003 LDC Local Plan – RES6, RES10 and CT1 (some of which will be superseded by the Core Strategy). <p>Core Strategy</p> <ul style="list-style-type: none"> • Planned housing growth for Wivelsfield Green of 30 net additional dwellings
Known issues relating to the Proposed Use	<ul style="list-style-type: none"> • Site is wholly contained within WV/A03 (03WV) • Located on Greenfield site of agricultural value. • ESCC highways consider that developments of more than 80 units at Wivelsfield Green will result in unacceptable traffic impacts through Ditchling. As such over suitability of site is subject to further transport assessment and mitigation. • Medium potential for archaeological implications • Both areas of land well contained from the wider landscape, however, scale of development may lead to landscape impact. • Habitat surveys would be required. • Surface water drainage issues would need to be addressed to make development acceptable. • Public transport and some local services nearby (no train station). • Some listed buildings within vicinity of site and opposite area of established character. • Single ownership (trust) and available within 5 years (when last assessed).

Figure 105 – Land at Eastern Road, Wivelsfield Green



Appendix 2

Appendix 2: Filtered sites submitted through Local Plan Part 2 Call for Sites (June 2013) and Neighbourhood Plans. Other filtered sites can be found in the 2013 SHLAA update.

Settlement	Site Name	Filter rationale
Newick	Land East of The Pines, 95 Allington Road	Falls below threshold
Newick	Land by twitten, The Rough/ Paynters Way (Site 11)	Falls below threshold
Peacehaven	Land at 61 Downs Walk	Falls below threshold
Ringmer	East of Little Manor	Falls below threshold
Ringmer	Careys Cowshed	Falls below threshold
Ringmer	Upper Broyle Farm Farmhouse	Falls below threshold
Ringmer	Downsview Farmhouse	Falls below threshold
Ringmer	Turnpike Farm Barn	Falls below threshold
Ringmer	Holfords Cottages	Falls below threshold
Ringmer	Chapters Garden	Falls below threshold
Ringmer	Farmhouse, Upper Lodge Farm	Falls below threshold
Ringmer	Broyle Mills Farm	Falls below threshold
Ringmer	Clay Hill House Barn	Falls below threshold
Ringmer	Barn Complex, Old House Farm	Falls below threshold
Ringmer	Ashton Green	Falls below threshold
Ringmer	Norlington Farm	Falls below threshold
Ringmer	Barnfield Farm	Falls below threshold
Ringmer	Glyndebourne Farm barns (nr Moore House, Glyndeside Barn)	Falls below threshold
Ringmer	Plashett Estate barn (Red Barn, Plashett Park Farm, Wellington)	Falls below threshold

Appendix 3

Appendix 3: Sites assessed as part of the Lewes District Gypsy and Traveller Site Assessments (2012 & 2012)

Parish	Site location	Assessment summary conclusion
Newhaven	Land at Flyover, A259	Environment Agency objection – site is within flood zone 3. Not suitable for permanent residential use.
Hamsey	Land North of Offham Filling Station (SDNP)	No objections received. Suitability dependent on highway works needed. Unlikely to be brought forward in next 5 years.
Ringmer	Land at Ham Farm	Not available.
Newick	Land at Grubbs Field	ESCC Highway Objection – access not to required standards. Not achievable.
Newhaven	Land at Denton Depot (SDNP)	Environment Agency comments indicate land would need to be land-raised to be considered for permanent residential use. Flood zone 3 immediately adjacent to the site. High costs of provision impact achievability. Land available reduced.
Hamsey	Land at Old Telegraph Pole Depot (SDNP)	ESCC Highway Objection – Site does not have suitable access - visibility splays can not be achieved, showstopper.
Southerham	Land at Slip Road (SDNP)	ESCC Highway Objection and Environment Agency objection – site is within flood zone 3 and is therefore not suitable for permanent residential use. Extent of land no longer available for use.
Streat	Land at Sandpit Cottages,	ESCC Highway Objection – access is narrow and poorly aligned, not suitable for increased traffic.
Kingston	Land at Kingston Ridge (SDNP)	ESCC Highway Objection – Required visibility distances at junction of Kingston Ridge and Ashcombe Hollow can not be achieved. Showstopper.

Newhaven	Land at Lewes Road	Environment Agency objection – site is within flood zone 3 and is a former landfill waste site. Not suitable for permanent residential use.
Peacehaven	Land north of Rushy Hill	ESCC Highway Authority Objection – suitable access can not be achieved and significant topographical constraints – showstopper.
Ditchling	Land west of Spatham Lane	ESCC Highway Authority Objection and Southern Water objection – Site is adjacent to sewage works, impact on amenity of future residents. Site does not have access, not achievable through site.
East Chilmington	Land at Hollycroft	ESCC Highway Authority Objection and Southern Water objection. Site adjacent to waste water treatment works – impact on amenity of future residents.
Lewes	Land at New Pit	ESCC Highway Authority Objection and Environment Agency objection – immediately adjacent to an SSSI. Former landfill, impact on amenity of future residents. No suitable point of access. Not suitable for permanent residential use.
Peacehaven	Land at Valley Road (Parcel 622)	No suitable access. Unadopted roads, narrow and in poor condition. Abnormal costs with required infrastructure provision. Significant topographical constraints - showstopper.
Lewes	Land south of Juggs Road, parcel 'B' (SDNP)	Located on Scheduled Ancient Monument (SAM). Environmental Health concerns and Highway Authority objection – required visibility splays not considered achievable.
Seaford	Land north of Alfriston Road (SDNP)	Site considered well contained mitigating visual impacts on surrounding landscape. Has existing access to Alfriston Road and reasonable access to utilities. Further investigation to potential land contamination required.
Seaford	Land east of Normansal Park Avenue (SDNP)	Landscape and amenity concerns. Site is within SDNP with open views to north. Site is an existing recreation ground with residential development on three sides. ESCC Highways concerned with movements of long vehicles through residential areas.
Hamsey	Land north of A275/ B2112 junction, west of A275 (SDNP)	ESCC Highway Authority objection – required visibility splays not achievable. Showstopper.

Chailey	Glendene, Station Road	Topographical constraints and unknown availability.
Chailey	Land at The Paddock	ESCC Highway Authority objection – required visibility splays cannot be achieved at junction with A275, Showstopper.
Chailey	Layden Hall, A275	Since 2012 Assessment site is no longer available.
Plumpton	Land between The Plough and the Old Brickworks, Station Road	ESCC Highway Authority objection – visibility splays considered not achievable at existing access points to either St Helena Lane or Station Road. Gradients and curvature of roads, along with obstructions, hinder provision of visibility.
Plumpton	Plumpton Depot, South Road	ESCC Highway Authority objection – required visibility splays not considered achievable for proposed use. Showstopper. Possibility of land contamination due to previous uses on site.
Wivelsfield	Land west of Slugwash Lane	ESCC Highway Authority objection – required visibility splays not considered achievable due to alignment of road. Showstopper.
Ditchling	Ditchling Nurseries, Beacon Road (SDNP)	Site is no longer available.
Glynde	Balcombe Pit, Station Road	Not available for consideration as proposed use.
Tarring Neville	Tarring Neville Quarry, A26	Environment Agency and Environmental Health concerns over stability of cliff faces, further investigation required.
Beddingham	Old Cement works, west of A26 (SDNP)	Highway Agency objection – required visibility splays are not considered achievable with risk of traffic conflicts between site and A26. Showstopper
Lewes	Land east of Cuilfail Tunnel (south entrance)	Highway Agency objection – land is not available for consideration.