

Lewes District Council

And

South Downs National Park Authority

**STRATEGIC HOUSING LAND AVAILABILITY
ASSESSMENT (SHLAA)**

Section 7 - APPENDICES

June 2014



Appendix 1 Plan led housing trajectory

The table below provides a plan led trajectory. This trajectory allows for sites needing to be allocated through the Site Allocations and Development Management Policies DPD (Local Plan Part 2) and acquire planning permission before completions can occur. Adoption of Part 2 is currently anticipated to be late 2015. A notional start date, allowing a year for planning permission to be obtained, of 2016 is given, unless a site proponent has indicated otherwise.

Site ref	Location	Potential Capacity	Build rate (per annum)	Notional start date	April 2014 – March 2019	April 2019 – March 2024	April 2024 – March 2029
03BA	Hillside Nurseries, High Street, Barcombe	6	6	2016	6		
05BA	Land north of High Street	37	37	2016	37		
05CH	Land fronting Mill Lane, South Chailey	10	10	2016	10		
08CH	Land at Layden Hall, East Grinstead Road	6	6	2019		6	
12CH	Land at Newick/North Chailey	20	20	2019		20	
15CH	Land at Glendene Farm, Station Road, North Chailey	8	8	2016	8		
16CH	Land at Oxbottom Lane,	20	20	2016	20		
19CH	Chailey Brickworks	48	40	2019		48	
20CH	Land south of Fairseat House, Station Road	15	15	2019		15	
21CH	Land south of Fairseat House and west of Oxbottom Lane.	30	30	2016	30		
01DT	St George's Retreat, Ditchling	27	27	2014	27		
02DT	103a Lewes Road, Ditchling	15	15	2016	15		
05DT	Land at North End, Ditchling	30	30	2019		30	
06HY	The Platt, Land off Beechwood Lane, Cooksbridge	12	12	2016	12		
09HY	Land at Beechwood Lane, Cooksbridge	23	23	2016	23		
10HY	Covers yard, west of A275	25	25	2016	25		
03LW	Land at South Downs Road, Lewes	53	40	2016	53		
04LW	Wenban Smith site – adjacent to car park	23	23	2019		23	
10LW	Riverside – Cliffe	13	13	2014	13		
11LW	Clayhill Nursery, Malling Hill	41	40	2014	41		

14LW	Spring Gardens Depot and Brook Street Store	14	14	2016	14		
16LW	East Sussex County Council, County Hall, St. Anne's Crescent, Lewes,	100	40	2024			100
19LW	All in North Street, Lewes	390	80	2015	206	184	
20LW	Lewes House Site – Land between Walwers Lane and Church Twitten and Land rear of library	35	35	2014	35		
23LW	Pinwell Road, Lewes	17	17	2019		17	
27LW	Landport club & garages	8	8	2019		8	
30LW	Magistrates Court, Friars Walk	20	20	2016	20		
31LW	Magistrates Court Car Park, Court Road	15	15	2016	15		
32LW	Land and building west of North Street	10	10	2016	10		
33LW	St Mary's Social Centre, Christie Road	8	8	2019		8	
34LW	Juggs Road (Parcel C)	7	7	2019		7	
36LW	Land east of Springman House, Lancaster Road	6	6	2019		6	
02NH	Seahaven Caravans, Railway Road, Newhaven.	22	22	2019		22	
13NH	Southern Water Pumping Station, Fort Road	6	6	2019		6	
15NH	Lewes Rd recreation ground	62	40	2019		62	
16NH	The Old Shipyard, Robinson Road, Newhaven	64	40	2019		64	
17NH	Land to west of St Lukes Court, Church Hill, Newhaven	24	24	2016	24		
19NH	Land at Eastside, Newhaven, South of the Drove.	190	40	2015	120	70	
20NH	Eastside land, Newhaven	190	40	2015	120	70	
23NH	Land on south east side of Hill Road	8	8	2016	8		
25NH	Site 2 – East Hill Road, Newhaven	8	8	2016	8		
27NH	Site 4 – on Crest Road and Fairholme Road, Denton	8	8	2016	8		
31NH	The Marina (phase 3 of LDLP NH6)	331	80	2018	80	251	
32NH	West of Meeching Quarry	125	40	2016	65	60	

33NH	Kings Avenue	8	8	2019		8	
35NH	South of Valley Road (full appraised site, 2000)	85	40	2016	85		
38NH	Land at Harbour Heights, Meeching Quarry and west of Meeching Quarry	400	80	2019		400	
39NH	Robinson Road Depot, Robinson Road	80	40	2019		80	
40NH	LDC Offices at Fort Road	6	6	2016	6		
42NH	South of Harbour Heights, W. Meeching Quarry and south part of quarry	400	80	2019		400	
43NH	Former Saxonholme site, Meeching Road	30	30	2019		30	
46NH	Parker Pen site, Railway Road	150	40	2016	120	30	
48NH	Land at Railway Quay	25	25	2016	25		
51NH	Newhaven Police Station, South Road	10	10	2019		10	
52NH	Newhaven Fire Station, Fort Road	6	6	2019		6	
54NH	Royal Mail Delivery Depot	10	10	2019		10	
03NW	Land off Allington Road, Newick	30	30	2016	30		
07NW	Land south of Alexander Mead, Newick	7	7	2016	7		
08NW	25 Newick Hill & other land adjacent to Cricketfields, Newick	31	31	2016	31		
11NW	Land to east of the telephone exchange, Goldbridge Road, Newick	30	30	2016	30		
13NW	Land at Rathenny, Allington Road	30	30	2016	30		
16NW	Land south of Allington Road	55	55	2016	55		
17NW	P&K Autos / 15 Church Road	6	6	2024			6
19NW	Land west of The Pines, 95 Allington Road	8	8	2019		8	
20NW	Land rear of 45 Allington Road	23	23	2019		23	
21NW	Land rear of 45 & 55 Allington Road	50	50	2014	50		
22NW	Land east of Oakside, Goldbridge Road	38	38	2019		38	
24NW	Land at 104 Allington Road	10	10	2019		10	
26NW	Land at Mitchelswood Farm, Allington Road	55	55	2016	55		

04PL	Land east of Station Road, Plumpton Green	30	30	2019		30	
05PL	Land east of Station Road, Plumpton Green	30	30	2016	30		
13PL	Land north east of Wells Close	6	6	2016	6		
14PL	Land south of Riddens Lane	15	15	2016	15		
16PL	Land between West Gate and Chapel Road	40	40	2016	40		
01PP	Former Roche Site, Bell Lane, Lewes	14	14	2014	14		
02PP	Former Workhouse, Newhaven Downs Hospital, Newhaven	10	10	2014	10		
03PP	Land at rear of White Hart, High Street, Newhaven	8	8	2014	8		
04PP	Land adjoining to the Former Workhouse, Newhaven Downs Hospital, Newhaven	8	8	2014	8		
17PP	Tudor Manor Hotel, Eastbourne Road, Seaford	7	7	2014	7		
18PP	The Old Rectory, Heighton Road, South Heighton	11	11	2014	11		
20PP	The Old House Depository, Claremont Road, Seaford	35	35	2014	35		
26PP	53 Cliff High Street, Lewes	7	7	2014	7		
33PP	28 South Way, Newhaven	9	9	2014	9		
34PP	1 to 10 Talland Parade, Seaford	10	10	2014	10		
36PP	Falcon Wharf, Court Road, Lewes	7	7	2014	7		
37PP	Land at Buckhurst Road, Peacehaven	15	15	2014	15		
39PP	Ronald Simson, Sutton Avenue	35	35	2014	35		
40PP	3A Fisher Street, Lewes	9	9	2014	9		
41PP	Land east of telephone exchange, North Barnes Lane	14	14	2014	14		
42PP	Units 1 to 3 Kendal Court, Railway Road	24	24	2014	24		
02PT	Land at Arundel Road, Peacehaven	55	40	2015	55		
04PT	2 South Coast Road, Peacehaven	31	31	2016	31		
06PT	Valley Road, Peacehaven	113	40	2019		113	

11PT	Fairlight Avenue, The Esplanade,	10	10	2016	10		
19PT	Motel, 1 South Coast Road	26	26	2016	26		
20PT	Land north and south of Valley Road	158	40	2019		158	
24PT	Land at Lower Hoddern Farm, off Pelham Rise, East Peacehaven	300	80	2016	240	60	
34PT	Land north of Keymer Avenue, Peacehaven	48	40	2015	48		
37PT	Land at South Coast Road / Lincoln Avenue	12	12	2016	12		
39PT	Land adjacent to Cliff Park Close	10	10	2019		10	
44PT	Land north of Seaview Avenue	4	4	2014	4		
45PT	Piddinghoe Avenue Car Park	6	6	2016	6		
46PT	Steyning Avenue Car Park	6	6	2016	6		
47PT	Land at Cornwall Avenue	14	14	2016	14		
62PT	Land between 328 & 338 South Coast Road	6	6	2019		6	
63PT	12 Seaview Road	6	6	2015	6		
64PT	Land at 264 South Coast Road	9	9	2016	9		
03RD	Land at Sunnyside and Ouseside cottages, Newhaven Road	10	10	2016	10		
01RG	Land at Boyle Gate Farm	100	40	2016	100		
02RG	Diplocks Yard, Bishops Lane	36	36	2019		36	
03RG	Land north of Bishops Lane, Ringmer	110	40	2015	110		
04RG	Land east of Chamberlain's Lane	54	40	2016	54		
06RG	Caburn Field, Anchor Field	40	40	2015	40		
07RG	The Kennels, Laughton Road	35	35	2019		35	
12RG	The old cowshed, Broyle Lane	6	6	2016	6		
14RG	Land rear of Westbourne, Lewes Road (C1 Site)	12	12	2019		12	
15RG	Busy Bee garage, Lewes Road	6	6	2019		6	
16RG	Farthings, North Road C3	6	6	2019		6	
17RG	Pippins, Bishops Lane, C4	6	6	2019		6	
18RG	Chapters, Bishops Lane C5	6	6	2019		6	

19RG	East of Chapters, Bishops Lane Site B	6	6	2016	6		
20RG	Land at the Forge, Lewes Road	22	22	2016	22		
21RG	Land east of Diplocks Industrial Estate, Bishops Lane	75	40	2016	75		
23RG	Land north of Potters Field, Bishops Lane	71	40	2016	71		
25RG	Land east of Norlington Lane, Bishops Lane, Ringmer	64	40	2016	64		
26RG	Fingerpost Farm, The Broyle, Ringmer	100	40	2016	100		
28RG	Land west of Kerridge, Bishops Lane	7	7	2016	7		
31RG	Land at Lower Lodge, Laughton Road	100	40	2016	100		
32RG	Land at Broyle Close (Parcels A,B & C)	6	6	2016	6		
33RG	Land South and East of Elphick Road	20	20	2016	20		
34RG	Land West of Vicarage Close	10	10	2019		10	
35RG	Neaves Paddock, Laughton Road	6	6	2016	6		
36RG	Springett Avenue Shopping Precinct	14	14	2019		14	
37RG	Land west of Lower Lodge Farm, Laughton Road	30	30	2019		30	
01SF	Land to the south of Chyngton Way, Seaford	40	40	2016	40		
04SF	Gas works site, Blatchington Road	30	30	2019		30	
05SF	East Street Car Park	10	10	2019		10	
08SF	Land north of Crown Hill	7	7	2019		7	
10SF	Site at the Beachcomber, Dane Road, Seaford	45	40	2014	45		
13SF	Former Central Garage site, Sutton Park Road	27	27	2016	27		
14SF	Buckle Car Park, Marine Parade (Parcels A & B)	7	7	2016	7		
15SF	Buckle Car Park, Marine Parade (Parcels A, B & C)	10	10	2020		10	
16SF	Chalvington Field at Normansal Park Avenue	20	20	2016	20		
18SF	6 Steyne Road	6	6	2014	6		
19SF	Drill Hall, Broad Street, Seaford	12	12	2014	12		

20SF	Holmes Lodge, 72 Clarence Road, Seaford	12	12	2019		12	
21SF	51 – 53 Blatchington Road, Seaford	9	9	2019		9	
22SF	Land at Florence House, Southdown Road	10	10	2016	10		
23SF	Former Wynnes Nursery, Sutton Drove	7	7	2016	7		
24SF	Station Approach, Dane Road, Seaford	10	10	2019		10	
25SF	Elm Court, Blatchington Road, Seaford	8	8	2019		8	
26SF	land at East Albany Road/ Sutton Drove	6	6	2019		6	
02WV	Land at Greenhill Way/Ridge Way, nr. Wivelsfield.	175	40	2016	130	45	
03WV	Land at Eastern Road/Green Lane	150	40	2016	120	30	
05WV	Land at Coldharbour Farm, South Road	65	40	2016	65		
08WV	The Homestead, Homestead Lane, Burgess Hill	55	40	2016	55		
09WV	Land at North Common Road	75	40	2016	75		
10WV	Land east of Valebridge Road, Burgess Hill	150	40	2019		80	70
12WV	Land at Medway Gardens	37	37	2016	37		
14WV	Land east of B2112 (Ditchling Road)	100	40	2016	100		
15WV	Land at Eastern Road	190	40	2016	120	70	
18WV	Land at The Nuggets, Valebridge Road	14	14	2016	14		
19WV	Land at Oakfields, Theobalds Road	10	10	2016	10		
20WV	Land at the Homestead and The Nuggets	70	40	2016	70		
Totals					4285	2735	176
Totals (resolving the double counting issue)					3343	2190	106

Appendix 2 Site Assessment Summary

The site assessments present the position as at the 1 April 2014. It may be that since this time issues concerning the site, such as ownership and aspirations for development, may have changed. Such changes will be reported in the next update to the SHLAA.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
01BA	Northend	n/a	0	n/a	n/a	n/a	Filtered	Filtered - Site Below Dwelling Threshold	Filtered at initial stage (threshold)
02BA	Land at Primrose Hill	1ha	20	Not Suitable	Not Available	Unknown	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	ESCC highways consider that a safe and suitable access can not be provided to serve site. Site is no longer available for development.
03BA	Hillside Nurseries, High Street, Barcombe	0.21ha	6	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site adjacent to the development boundary and within Barcombe Conservation Area. Contained from the wider landscape by mature trees which run along former railway track bed with allotments to the west. Outbuildings and dwelling on site and part of site falls within recreation allocation within Local Plan. Discussions between proponent, ESCC highways and a third party have concluded that there are acceptable solutions with respect to widening the access track which resolves previous achievability concerns. Close to centre of the village and services and facilities so sustainable location.
04BA	West of Culver Farm	n/a	0	n/a	n/a	n/a	Filtered	Filtered - Unknown Location or Details	Filtered at initial stage (Open House site)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
05BA	Land Adjacent High Street, Barcombe	1.24ha	37	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Greenfield site in edge of village location. Within walking distance of bus stop. Within walking distance of village services. Adjacent to Barcombe Cross Conservation Area. Approximately 50m from Grade II Listed Building (dwelling). The Conservation Area Appraisal Statement identifies that this site is integral to the setting of the Conservation Area. It is considered, through recent SHLAA Constraints Work, that previous concerns of potential impacts on the conservation area could be mitigated through sensitive design.
06BA	Land to the east of Barcombe Cross village	4.75	120	Not Suitable	Available	Achievable	Not Deliverable or Developable		Not Deliverable or Developable – Not Suitable	Site is adjacent to Barcombe Cross Conservation Area. Northern part of site within 400m of bus stop and shop. Large site extending village to east. A development of this size and on this site is considered to be unsuitable in landscape terms based on the findings of the Landscape Capacity Study (LCS).
07BA	Land north of High Street	0.5	10	Not Suitable	Available	Unknown	Not Deliverable or Developable		Not Deliverable or Developable – Not Suitable	Site is a smaller area of 05BA. Greenfield site is adjacent to planning boundary. Within walking distance of village services. Adjacent to Barcombe Cross Conservation Area. LDC's Conservation section is of the opinion that any development on this site would impact adversely upon the setting of the Conservation Area. ESCC landscape architect has strong concerns over development being out of character and difficulty of defending further development to west. This is considered to be a showstopper. Access is believed to be in different ownership, the use of which will require joint agreement.
01CH	Land at Cornwells Bank, North Chailey	0.04ha	0	n/a	n/a	n/a	Filtered		Filtered – Site Below Dwelling Threshold	Filtered at initial stage (threshold)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
02CH	Woodgate Dairy	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stage (Open House)
03CH	Sheffield Park Estate	n/a	0	n/a	n/a	n/a	Filtered		Filtered at initial stage (Open House)
04CH	Chailey Brickworks	n/a	0	n/a	n/a	n/a	Filtered		Filtered at initial stage (Open House)
05CH	Land fronting Mill Lane, South Chailey	0.47ha	10	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	This site lies adjacent to planning boundary and opposite the secondary school. Although South Chailey does not have a wide range of community facilities, the village shop/post office is a 5 minute walk away in South Street and bus stop within 200m. The site is fairly contained from the wider landscape by virtue of the rising land to the north and development of this land will not have an adverse impact on the character of the surrounding countryside.
06CH	Land at Gradwell End, South Chailey	3ha	90	Suitable	Not Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Agent promoting the site for C2 facilities (institutional). However, should this continue to not be acceptable, they may explore residential options. Previous concerns around illogical and unnatural protrusion into the countryside of the southern part of the site addressed through reduced capacity and site size.
07CH	Paddock @ Church Green	0.43ha	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stage (proximity)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
08CH	Land at Layden Hall, East of A275	0.51ha	6	Suitable	Available	Unknown/marginal	Developable	Developable – Suitable but Achievability to overcome risks	This site is within 500m of the planning boundary of North Chailey. It is a Greenfield site currently used as garden/ woodland. Retaining the trees along the east and south boundaries would help mitigate impacts of new development on views to south. The site is within walking distance from a local shop (within a garage) and public house. Site is within walking distance of bus stop. ESCC highways state that pedestrian links from the site to the village should be provided. This is estimated to be 120m of pavement, the costs of which will need to met by the development. Highways also state that the required visibility sightlines are currently below what is required for the derestricted stretch of road. No onsite environmental or historic designations have been identified.
09CH	The Plantation, Warrs Hill Road, North Chailey	5ha	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stage (proximity)
10CH	Land North of Swan Wood, East Chailey	0.2ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Site was previously submitted for 15 units but found to be unsuitable due to on site constraints reducing the capacity below the threshold.
11CH	Land at North Chailey	0.42ha	13	Not Suitable	Not Available	Unknown/marginal	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	This site is remote from the Planning boundary for North Chailey and therefore is unrelated to the main built form of the settlement. It also lies immediately adjacent to SSSI and Local Nature Reserve designations with potential for unacceptable impacts and these cumulative factors point to an unsustainable location for development.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
12CH	Land south of Station Road	2.7ha	20	Suitable	Unknown	Unknown/marginal	Developable	Developable – Suitable but Achievability to overcome risks	This site is equidistant from services and facilities in both Newick and North Chailey and the nearest shop is 1km away. The site is adjacent to existing residential development. No on-site environmental designations exist. Unknown achievability of access at this stage (<i>given that ESCC wish to avoid additional/intensification of existing access points onto the A272</i>). Previously ESCC highways stated that access through adjacent site to Oxbottom Lane may be an option. However, a large number of boundary trees, including the entire eastern boundary where access might have been provided, are now protected by TPO Group designations. TPO group and TPO designations have also reduced capacity. Developing the site would be acceptable in landscape terms, although its incremental role in providing a largely undeveloped gap between the 2 settlements will need to be a key consideration.
13CH	The Warren, Fletching Common	1.91ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
14CH	Starvecrow Farm, South Common	12.5ha	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages (proximity)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
15CH	Land at Glendene Farm, Station Road	0.5	8	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site lies east of North Chailey village, outside, but with 300m, of the settlement boundary. Site is adjacent to low density, ribbon development along station road. Defined within the Rural Settlement Study as a Rural Service Centre North Chailey has few services, however the village of Newick, approximately 1.5km (to the centre), east of the site has local shops and a primary school. Site size and capacity has been reduced due to the 0.5ha of Ancient Woodland located in the middle the site which isolates the north west 'arm' of the site. ESCC Landscape Architect concludes there is some capacity for development but the AW and existing trees should be retained as a defensible boundary. Due to previous farm related uses investigations into potential land contamination will be required. ESCC highways consider required visibility to be achievable. Surface water issues will also need investigating to ensure no increased flood risk from development downstream.
16CH	Land at Oxbottom Lane, Newick (formerly 12NW)	1.2ha	20	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is adjacent to low density development on the western fringe of Newick. This site is equidistant from services and facilities in both Newick and North Chailey and the nearest shop is approx. 1km away. No on-site environmental designations exist. Access considered achievable on to Oxbottom Lane with widening up to junction with A272. Market factors suggest that this is a relatively buoyant housing market area. Consideration of the landscape value of the site and its role in providing a largely undeveloped gap between the 2 settlements would need to be considered at a more detailed planning stage.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
17CH	Land off Mill Lane	2.78	30	Not suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Site is adjacent to planning boundary. Is within walking distance of bus stop and school. Access may be an issue. Overriding concern is impact on landscape due to openness of landscape.
18CH	Land at The Pines	1-1.5	0	n/a	n/a	n/a	Filtered	Filtered – Falls Proximity Assessment	Filtered at initial stages (proximity)
19CH	Chailey Brickworks	1.95	48	Suitable	Unknown	Unknown or Marginal	Developable	Developable – Suitable but Unknown Availability	Existing employment on site. Remediating land contamination results in the achievability being unknown due to cost. Within walking distance of bus stop. School located within South Chailey village. Unknown availability due to the brickworks still being operational and no immediate plans to cease.
20CH	Land south of Fairseat, Station Road	Approx 1.1	15	Suitable	Available	Unknown or Marginal	Developable	Developable – Suitable but Achievability to overcome risks	Site is adjacent to low density development on the western fringes of Newick, although in the parish of Chailey. This site is equidistant from services and facilities in Newick and North Chailey and the nearest shop is approx. 1km away. As such ESCC highways consider site to be car dependent. No on-site environmental designations exist. Achievability of access is unknown at this stage as site is land locked and ESCC highways state that additional access points on to A272 should be avoided. Access through adjacent site to Oxbottom Lane (16CH) could be an option. Sites are now being jointly promoted (21CH). Market factors suggest that this is a relatively buoyant housing market area. Consideration of the landscape value of the site and its role as a largely undeveloped gap between the two settlements will be a key consideration. TPO Group recently designated in south east corner of site along boundary.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
21CH	Land south of Fairseat and west of Oxbottom Lane	2.3	30	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site combining 16CH and 20CH. Site is adjacent to low density development on the western fringe of Newick. Site is equidistant from services and facilities in both Newick and North Chailey. Not within walking distance of a village centre, nearest shop is approx. 1km away. As such ESCC highways consider site to be car dependent. Access on to A272 for this many units is not considered acceptable. Access on to Oxbottom Lane will require improvements and provision of footways. Junction assessment required for right turning traffic. No on-site environmental designations exist. TPO group and two TPO designations along south west corner. Grade II listed building adjacent to north west corner of site. ESCC archaeologist highlights a medium potential archaeological interest. ESCC landscape architect considers the site to be enclosed from wider countryside, important to retain trees and hedges to help integrate any proposed development.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
22CH	Land adjoining Millfield, North Chailey	0.8	10	Not suitable	Available	Unknown	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Greenfield land adjacent to the planning boundary. Site is adjacent to Chailey Common (SSSI). Advice from Natural England stated that investigations needed to identify and mitigate potential adverse impacts of development on the SSSI. Site is within walking distance of convenience store and bus stop and connected by footpath on north site of road. ESCC highways state that Mill Lane requires upgrading if to be used as access for site. Site is well contained by boundary trees however, potential for distant views of site due to surrounding open landscape. ESCC landscape architect considers there to be some capacity for development but should be contained to the south part of the site within the extent of the existing built up area.
01DT	St George's Retreat, Ditchling	n/a	27	Suitable	Available	Achievable	Deliverable	Under Construction	Under construction
02DT	103a Lewes Road, Ditchling (NP)	1.7ha	10	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site within 500m from the existing planning boundary. Relatively remote from local services (approx. 900m to village centre). Within an area of very low density development, therefore a scheme in the region of 30 dph would not be suitable. However, a low density scheme could be suitable. Capacity of site increased to reflect further consideration given by the SDNPA. Identified as having medium landscape sensitivity for section closest to Lewes Road increasing sensitivity to north as visible from scarp. Low local sensitivity. This should not detract from the semi-rural nature of the area. Site in single ownership, no abnormal build costs and located within an area with a relatively buoyant housing market.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
03DT	Site on south east edge of Burgess Hill	n/a	0	n/a	n/a	n/a	Superseded/ Not Applicable	Superseded	Site aware of followed by submissions 4DT
04DT	Land lying to the rear of Wintons Farm, Folders Lane, Burgess Hill	7.3ha	200	Not Suitable	Available In Future	n/a	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	In isolation the site is considered to be unsuitable due to it being detached from existing development. The site currently has no existing suitable access. Site is in single ownership. Site size and capacity reduced slightly to reflect recent information submitted. Landscape Capacity Study indicates that the area south east of Burgess Hill has medium capacity for change.
05DT	Land at North End, Ditchling (NP)	1.5ha	30	Suitable	Available	Unknown	Developable	Developable – Suitable but Achievability to overcome risks	Greenfield site within the National Park. Site has reasonable access to the local services within the village centre. Adjoins existing residential development to the west and ESCC landscape architect states it is reasonably well screened from the wider rural landscape, whilst development would not be in character of the immediate surrounding. SDNPA consider site to have medium/ high landscape sensitivity and consider only southern part of site to be suitable for development. However, access would require partial removal of wooded area with potential impacts on landscape/ townscape and residential amenity. Suitable access would need to be established if the site is to be considered further for housing. Site in single ownership, no abnormal build costs and located within an area with a relatively buoyant housing market.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
06DT	Land to the south of Folders Lane, Burgess Hill, Straddling the boundary between West Sussex (Mid Sussex)	117ha	2,000	Not Suitable	Not Available	Not Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	The site is partly within Lewes District and partly within Mid Sussex District. Majority of the part of the site in Lewes District is within the National Park. Development within this location would have an unacceptable landscape impact, as advised by the National Park Authority and evidenced by the LCS. Hence, this is a suitability showstopper. In addition the site as a whole is currently not available as some landowners are unwilling to release land. Due to the likely need for strategic highways improvements (the advice from WSCC and MSDC is that an extension of Jane Murray Way may be required, which involves crossing the railway line) at this stage the development is not considered achievable due to exceptional delivery costs.
07DT	Land lying off of Common Lane, Ditchling	1.3ha	40	Not Suitable	Available In Future	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	The site does not relate to any existing built up area (it is at least 400 metres from the edge of Burgess Hill) hence, should it be developed it would form an isolated scheme in open countryside. It is for this reason why the site is not considered suitable.
08DT	Land off Fragbarrow Lane 1	0.5ha	10	Not Suitable	Available In Future	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	The site does not relate to any existing built up area (it is at least 400 metres from the edge of Burgess Hill) hence, should it be developed it would form an isolated scheme in open countryside. It is for this reason why the site is not considered suitable.
09DT	Land lying off Fragbarrow Lane 2, Ditchling	10.2ha	225	Not Suitable	Available In Future	Unknown	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	The site is within the National Park. Development within this location would have an unacceptable landscape impact, as advised by the National Park Authority and evidenced by the LCS. Hence, this is a suitability showstopper. In addition the site is detached from the nearby settlement of Burgess Hill.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
10DT	Ditchling nurseries,	0.8ha approx	0	n/a	n/a	n/a	n/a	Filtered – unknown location or details	Filtered at initial stages
11DT	Land west of Beacon Road		27	Not suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Greenfield site within the National Park. No on site constraints identified. Site is located south of Ditchling planning boundary. Distance from village centre, together with the lack of existing pedestrian links, means site is considered isolated from services. SDNPA consider development in this location to have an unacceptable impact on the National Park. ESCC landscape architect considers development to be unacceptable due to adverse impacts on character and visual amenity of the village and surrounding countryside.
01EC	North of existing Hollycroft	6.28ha	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages
02EC	Hollycroft, Chapel Lane	1.5ha	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages
01FL	Land adjacent to B2123 close to Junction with A27	1.4ha	30	Suitable	Not available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	The proponent states that the long term use of the site is seen as educational. Alternative use in future is seen as residential. The proponent anticipates that this would be 5-10 years. Site currently in use as a temporary car park associated with the football stadium.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
02FL	Land adjacent to University of Sussex	5.3	158	Not Suitable	Available in future	n/a	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Site is currently in agricultural use. Nearest settlement is Falmer (north) village. Not within walking distance to services. A small section of ancient woodland in the south west corner would also need to be considered. Development on this site is considered to be a significant encroachment of built development beyond an existing natural defensible boundary of trees and unacceptable impacts on the landscape.
03FL	Land at Ridge Road (NP)	4	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages (Proximity).
04FL	South of Mill Street (NP)	0.2	15	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Site is within National Park and part of a larger area of archaeological interest. Relatively large scale development on a piece of land that contributes to the character of the village. Within walking distance to bus stop. The site is also situated in Falmer Conservation Area. Falmer (north) is relatively loose-knit, compared to Falmer (south), with important open spaces which provide the setting for its listed buildings.
01FR	Bostal Road, Firle (NP)	0.33ha	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages
01GL	Southerham Pit	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages (Proximity and Open House site)
02GL	Glynde village (NP)	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages (Proximity and Open House site)
03GL	Southerham Pit, Lewes	8.9ha	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages (Proximity).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
04GL	Balcombe Pit	0.6	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages (Proximity).
05GL	Disused buildings opposite Glynde Place, The Street	Approx 0.13	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages (Proximity).
01HY	The Old Wheel Wrights, Offham, Lewes	0.07ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (Threshold)
02HY	North of Cooksbridge station (east)	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (Open House site)
03HY	East of Junction of A275 and Deadmantree Road	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages (Proximity and Open House site)
04HY	North of Cooksbridge station (west)	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (Open House site)
05HY	Old Hamsey Brickworks	9.14ha	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages (Proximity).
06HY	Land south of Beechwood Lane, Cooksbridge, Hamsey	0.7ha	12	Suitable	Available	Achievable	Deliverable	Suitable, Available and Achievable	Greenfield site adjacent to existing planning boundary. Currently has wood logging uses onsite with derelict structures. No onsite constraints. Site is considered suitable due to good access to public transport and primary school. Adjacent to the National Park but the site is itself is well screened by existing boundary trees which should be retained to minimise potential impacts on the local landscape. SDNPA consider eastern edge to have low landscape sensitivity and western edge high sensitivity, requires robust structure planting along northern boundary. Upgrading of existing access point is needed, but is considered achievable. Availability now known.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
07HY	Cooksbridge, land west of A275	0.7ha	0	n/a	n/a	n/a	Superseded/ Not Applicable	Superseded	See 6HY
08HY	Plot situated at Hamsey in Sussex County	0.19ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
09HY	Land at Beechwood Lane (NP)	1.5ha	23	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site. Revised site boundary submitted as part of Part 2 Call for Sites, extending site to the west. Whilst the site is considered well screened to the south by existing mature trees, the site becomes subject to longer views to the south towards the western part of the site. As such, development should be contained in the eastern part of the site. Community facilities, such as allotments suggested by proponent, could be a potential use for western part of site. Site yield still considered appropriate taking into account the landscape concerns and surrounding character of built environment. Well located for train station, bus stop and primary school. Issues around access need to be resolved (<i>footways, lane widening, etc</i>), but considered achievable.
10HY	Covers Yard, Cooksbridge Road, Cooksbridge	1.7	25	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is well contained and screened by mature trees along north and west boundaries and the railway line to the south. Edge of village location. Site capacity and boundary have been amended to take into account recent information by proponent. TPO group along northern boundary. Well located for train station, bus stop and primary school. Site in current employment use with existing access on to A275. ESCC highways state that the change of use may impact on peak time traffic, especially when level crossing is closed. Measures to reduce impacts should be assessed.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
11HY	Land east and west of A275, north of Cooksbridge	8.8	175	Not suitable	Available	Achievable	Not deliverable or Developable	Not Deliverable or Developable – Not Suitable	Site is located in open area north of Cooksbridge. Whilst the Landscape Capacity Study indicated some scope across the character area, looking at the site specific proposal ESCC Landscape Architect has strong concerns over any development impacting on the open countryside character in this area. Small area of flood zone 2 along northern boundary of eastern parcel.
02KG	Holdings Farm, The Street (NP)	0.25ha	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	
03KG	Land west of north Kingston Ridge (NP)	1.5ha	30	Not Suitable	Available	n/a	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Located within the National Park. There are long distance views from the site and there is no existing screening, hence, developing this site will not be acceptable in landscape terms. There are also potential access problems due to the condition of the road.
04KG	Land to South of Wellgreen Lane (see 9KG) (NP)	0.36ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stage (threshold)
05KG	Land adjoining Wellgreen Lane (NP)	0.17ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stage (threshold)
06KG	Star Field (NP)	9.9ha	75	Not Suitable	Available	n/a	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Adjacent to the Lewes Brooks SSSI on the eastern boundary which could give rise to unacceptable impacts. Development of site of this size and in this location would also impact significantly upon the landscape of the National Park.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
07KG	Land on Church Lane, opposite tennis courts. (NP)	0.5ha	12	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	The Kingston Conservation Area Character Appraisal 2007 identifies both the view across the site from St Pancras Green towards the South Downs, and the group of trees which would need to be partially removed to provide access to the site, as 'important'. Accordingly, it seems likely that development in this location will fail to preserve or enhance the character or appearance of the Conservation Area. In addition the site is completely open to view from the scarp slope of the Downs above the village. Whilst development in this location may not be particularly significant in terms of landscape impact, it is likely to detract from the setting of the Conservation Area as seen from important viewpoints on the Downs. Landscape issues reflected in LCS concluding a lack of capacity for change.
08KG	Rear of Hay barn Holdings Farm, The Street, (NP)	0.12ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stage (threshold)
09KG	Beaumont, Well Green Lake, (NP)	0.55ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stage (threshold)
10KG	Lewes Garden Centre (NP)	1.34	40	Not suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Site is located outside the planning boundary but within 500m. Has existing access point for garden centre. Site is within National Park and within 200m of Lewes Brooks SSSI. Main concerns include impacts on the landscape, as residential use is likely to be more of an intrusion into the countryside, and its relative isolation from the main built up area of Kingston village. Within 200m to bus stop but nearest train station is within Lewes Town.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
11KG	Land adjacent to Saxondale Farm, Church Lane	0.6	7	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Site is located adjacent to the planning boundary. Site is within the National Park and diagonally across from Kingston Conservation Area. Site is currently used as gardens and stables. ESCC Landscape Architect states that site would require high quality design due to location with NP and capacity is subject to landscape and visual assessment. Limited services within village. ESCC highways consider site to be car dependent with inadequate bus services.
01LW	Old Malling Farm (NP)	9ha	225	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Site lies adjacent to the existing planning boundary, within walking distance of the town centre, and is well contained by mature tree belts. Access costs may be higher than normal but, due to the buoyant local housing market, this is unlikely to affect viability. ESCC highways state that mitigation required at Earwig Corner junction. Based on current information and views of ESCC and the site proponent this is considered possible. Small area of northern part of site is within flood zone 3. SDNPA conclude that development in this location is unacceptable due to the high landscape character sensitivity and altering of its relationship with the Ouse Valley. Also considered to have negative impacts on rural and isolated setting of Malling Deanery Conservation Area.
02LW	Land to the North of Lewes Prison (NP)	2.41ha	0	n/a	n/a	n/a	Superseded/ Not Applicable	Superseded	See 12 LW

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
03LW	Land at South Downs Road (NP)	1.2ha	53	Suitable	Available	Achievable	Deliverable	Suitable, Available and Achievable	Site is suitable for development. It is well located, within walking distance, for a range of town centre services and has good access. Site is within flood zone 3, however flood alleviation measures provide a 1:200 year level of protection. Availability was previously unknown due to unknown landownership however, this has now been resolved. Capacity has been slightly reduced to reflect site proponent's recent aspirations for the site.
04LW	Wenban Smith site – Adjacent to car park (NP)	0.3ha	23	Suitable	Unknown	Unknown or Marginal	Developable	Developable – Suitable but Unknown Availability	A suitable site for development, but potential viability issues associated with on site engineering and/or flood defence works. Representations made by the landowner indicate the option for a mixed use scheme (retail led) on site is being considered, hence it may not be available for housing.
05LW	Heath Cottage stables, Spital Road (NP)	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
06LW	North of Old Malling Farm (NP)	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (Open house site)
07LW	Phoenix Car park (NP)	0.34ha	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (Open House site)
08LW	North Street car park (NP)	0.26ha	0	n/a	n/a	n/a	Filtered	Filtered – Unavailable	
09LW	Houndean Farm (NP)	0.21ha	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (Open House site)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
10LW	Riverside – Cliffe (NP)	0.45ha	13	Suitable	Available	Achievable	Deliverable	Suitable, Available and Achievable	Site is suitable and available for development. Brownfield site within Conservation Area and planning boundary. Flood Zone 3a and land contamination issues however, site benefits from planning approval suggesting that viability concerns can be overcome with a suitable proposal. Capacity now reflects approved number of units.
11LW	Clayhill Nursery (NP)	0.92ha	41	Suitable	Available	Achievable	Deliverable	Under construction	Under construction
12LW	West of Winterbourne Hollow, West of The Gallops (NP)	7.43ha	153	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Site comprises a swathe of open downland, prominent in views across a wide area, including points along the South Downs National Trail. Development would therefore be likely to have an unacceptable adverse impact upon the landscape of the National Park.
13LW	Former Southern Water Works Site, Ham Lane, (NP)	1.6ha	60	Not Suitable	Available	Unknown	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Combination of negative factors – including flood risk Zone 3a, wholly unsuitable access, relationship with existing urban area and sustainability factors mean site is cumulatively unsuitable.
14LW	Spring Gardens Depot and Brook Street Store (NP)	0.34ha	14	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within easy walking distance of the town centre and railway station. No identified constraints to development, although part of the site is located within Flood Risk Zone 3a. Area is partially defended.
15LW	Car parking Bays South Street, (NP)	0.03ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (Threshold)
16LW	East Sussex County Council, County Hall, St. Annes Crescent, (NP)	□ Approx. 4ha	100	Suitable	Unknown	Achievable	Developable	Developable – Suitable but Unknown Availability	No schedule for the relocation of County Hall. Future of site is unclear. Recent communication with ESCC concluded that there is no set date for relocation, hence its availability is unknown at this stage.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
17LW	Timberyard Lane, (NP)	0.34ha	0	n/a	n/a	n/a	Superseded/ Not Applicable	Superseded	See 10LW
18LW	Kingston House, Brooks Road, (NP)	0.5ha	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (unknown details)
19LW	North Street (NP)	Approx, 5ha of Residential Development	390	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within the SDNP. Site is suitable due to it being within a highly sustainable town centre location. Flood defences would need to be provided and the loss of employment units would need to be considered at the allocation/application stage. Vast majority of the site is covered by two landowners (including Lewes DC). Both landowners are keen to promote the redevelopment of this site, which will include residential units. Capacity of site has been increased to reflect recent masterplanning work. Costs associated with making the site suitable for development (flood defences, remediation of contaminants, etc) will be high, although based on initial masterplanning the proponents consider the development achievable.
20LW	Lewes House Site (NP)	n/a	35	Suitable	Available	Achievable	Deliverable	Under construction	24 units completed
21LW	Lewes Police Station (NP)	0.11ha	0	n/a	n/a	n/a	n/a	n/a	Site completed
22LW	West part of Southover Building, Sussex Downs College, Mountfield Road (NP)	0.77ha	26	Suitable	Not available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Land no longer considered surplus to the College's needs and therefore not currently available for redevelopment for residential use.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
23LW	Pinwell Road, (NP)	0.23ha	17	Suitable	Unknown	Achievable	Developable	Developable – Suitable but Unknown Availability	Brownfield site in a highly sustainable town centre location, adjacent to the railway station. Location within Flood Risk Zone 3a would require flood mitigation works, and any development would also need to have regard to the Conservation Area designation and proximity of listed buildings. Availability of site changed to unknown as currently being promoted for non-residential uses.
24LW	Land to the west of Malling Down (A26) (NP)	4.5	110	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Significant landscape sensitivity impacts. ESCC Landscape Department advises that this site is not suitable due to its prominent position in a protected landscape. This is also evidenced in the LCS. Reduced site and capacity submitted following initial SHLAA conclusions. However, landscape impact concerns remain.
25LW	Brooks St Stores/ Spring Gardens Depot, south site (NP)	0.06	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
26LW	Brooks St Stores/ Spring Gardens Depot, north site (NP)	0.03	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
27LW	Landport Youth Club & adjoining garages (NP)	0.21	8	Suitable	Unknown	Achievable	Developable	Developable – Suitable but Unknown Availability	Brownfield site. Not currently considered available due to existing community use but may be in the future. Site is not within reasonable walking distance to shops or train station, although is adjacent to a bus stop and opposite a convenience store. Site is located within Flood Risk Zone 3a requiring flood mitigation works.
28LW	Mill Road/The Lynchets (NP)	0.08	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
29LW	Buckwell Court (NP)	0.26	8	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Greenfield site located within planning boundary. All trees on site are part of a TPO group and trees would need to be removed to achieve any development. Has existing access, considered suitable. Within flood zone 2.
30LW	Magistrates Court, Friars Walk (NP)	0.2	20	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site located on the periphery of the town centre with easy access to shops, services, bus stops and train station. Site is located within Flood Risk Zone 3a requiring flood mitigation works. Within an Archaeological Notification Area and National Park. Any development would also need to have regard to the Conservation Area designation.
31LW	Magistrates Court car park, Court Road (NP)	0.15	15	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site adjacent to existing residential development. Adjacent to town centre; easy access to shops, service, bus stop and train station. Site is located within Flood Risk Zone 3a requiring flood mitigation works. Within an Archaeological Notification Area and National Park. Site is adjacent to conservation area.
32LW	Land and building west of North Street (NP)	0.15	10	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site located between existing residential use and emergency service uses. Site is within walking distance of shops, service, bus stop and train station. Mitigation against possible land and air contamination and noise issues may be required. Within an Archaeological Notification Area and National Park. Any development would also need to have regard to the Conservation Area designation.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
33LW	St Mary's Social Centre, Christie Road (NP)	0.26	8	Suitable	Available in future	Achievable	Developable	Developable – Suitable but Available in future	Brownfield site within the planning boundary. Currently leased as a community facility within a residential of Lewes Town. Site is within walking distance of bus stop. Environmental Health require further investigation into potential land contamination, surface water flooding and potential noise nuisance from A275. TPO and TPO group adjacent to site.
34LW	Juggs Road (Site C) (NP)	0.19	7	Suitable	Available in future	Unknown	Developable	Developable – Suitable but Available in future	Greenfield site adjacent to planning boundary. Reasonable access (500m) to bus stop. Not within walking distance of town centre or train station. Within Area of archaeological interest and adjacent to Scheduled Ancient Monument. ESCC highways raised concerns over access. Would require shared access due to narrow track to site. Potential to conflict with users of existing access (Love Lane). Recommends a lower figure (4) to reduce potential impacts. Achievability of 7 units therefore unknown without further detailed assessment. ESCC landscape architect considers capacity for development, trees must be retained and protect to reduce wider visual impacts. Mitigation of above concerns considered achievable. Freehold issues mean the site is considered available in future.
35LW	Land at New Pit, Mill Lane	0.14	2	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
36LW	Land west of Springman House (NP)	0.1	6	Suitable	Available in future	Achievable	Developable		Developable – Suitable but Available in future	Brownfield site in residential area and central town location within walking distance of town centre and public transport. Within National Park, Archaeological Notification Area and Lewes Town Conservation Area. No onsite constraints to capacity. Listed structure in north west corner, the setting of which could be enhanced through redevelopment. Site currently accommodates Sussex ambulance station which will be relocating in near future. Proponents suggest comprehensive development with adjacent site 32LW (Springman House). Site has existing access point on to Lancaster Road.
01NH	Meeching Quarry, Land to West of Meeching Quarry and East Part of Tideway School Site	11.6ha	0	n/a	n/a	n/a	Superseded/ Not Applicable		Superseded	See 38NH
03NH	Land at Tideway School, Newhaven	3.05ha	40	Suitable	Not Available	Achievable	Not Deliverable or Developable		Not Deliverable or Developable – Not Available	Site is no longer available for residential development as the site has been identified for a new primary school by ESCC Education Department.
11NH	South of Harbour Heights (Meeching Quarry, Land to the West of Meeching Quarry/Land south of Harbour Heights)	14.8	580	n/a	n/a	n/a	Superseded/ Not Applicable		Superseded	See 40NH

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
32NH	West of Meeching Quarry	7.99ha	125	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Greenfield site, currently allocated for residential development in the adopted Lewes District Local Plan. Within walking distance of bus stop and school. Not within a short walking distance of town centre. Site is also under consideration as part of a larger scheme but not reached a planning application stage. Landscape Capacity Study indicates a low/medium scope for change.
38NH	Site south of Harbour Heights ,West of Meeching Quarry	22ha	400	Suitable	Unknown	Achievable	Developable		Developable – Suitable but Unknown Availability	Greenfield site. Partly within planning boundary. Within walking distance of bus stop and school. Not within a short walking distance of town centre. Partially already allocated for housing development in Local Plan. Initial discussions with proponents and ESCC highways indicate that some off site traffic improvements will be required to address transport concerns, but considered achievable at this stage. The Landscape Capacity Study concludes that there is low/medium capacity for change in this area, whilst recognising that this would require a strong landscape structure due to the visual sensitivity of the site – based on the information submitted this is considered achievable. Boundary of site has been amended to exclude Tideway School site (03NH) as now identified for new primary school.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
42NH	South of Harbour Heights, West of Meeching Quarry and southern part of Meeching Quarry	15	400	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Predominately a Greenfield site. Partly within planning boundary. Within walking distance of bus stop and school. Not within a short walking distance of town centre. Partially already allocated for housing development in Local Plan. Initial discussions with proponents and ESCC highways indicate that some off site traffic improvements will be required to address transport concerns, but considered achievable at this stage. The Landscape Capacity Study concludes that there is low/medium capacity for change in this area, whilst recognising that this would require a strong landscape structure due to the visual sensitivity of the site – based on the information submitted this is considered possible. Part of site currently has employment use.
02NH	Seahaven Caravans, Railway Road, Newhaven	0.22ha	22	Suitable	Unknown	Achievable	Developable	Developable – Suitable but Unknown Availability	The site is suitable for residential development, being close to the town centre and nearby to train stations. It is not known if the site is available for residential development.
03NH	See start of Newhaven section								
04NH	West Quay	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (Open House site)
05NH	Norton Village	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (Open House site)
06NH	South of Norton village	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (Open House site)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
07NH	Tarring Neville chalk pit	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (Open House site)
08NH	North of Wellington Road	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (Open House site)
09NH	North of Palmerston Avenue	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (Open House site)
10NH	Railway Quay	4.65ha	200	Suitable	Not Available	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Site is within Flood Risk Zone 3a – flood mitigation is likely to be required. Availability of site is currently considered Not Available for residential use. Recent NPP Newhaven Port Masterplan does not, in its Railway Quay proposals, identify residential use. Consequently, it is considered unlikely the site will come forward for residential use. This is supported by recent planning proposals that have not promoted residential use. Site yield slightly reduced to be inline with current Local Plan allocation.
11NH	<i>See start of Newhaven section</i>								
12NH	Downland Park, Court Farm Road, Newhaven	1.24ha	67	Suitable	Not Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Security of tenure under Mobile Homes Act 1983 means that it appears that the site is unlikely to become wholly available for permanent residential within the horizons of the SHLAA.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
13NH	Southern Water Pumping Station Site, Fort Road, Newhaven	0.2ha	6	Suitable	Available	Unknown or Marginal	Developable	Developable – Suitable and Available but unknown/ marginal achievability	Recent SHLAA review work concluded that previous concerns of impacts on the nearby Scheduled Ancient Monument are resolvable through reducing capacity and sensitive design. Brownfield site, adjacent to planning boundary. Within walking distance of bus services to town centre which is approximately 900m from site. Small north section within flood zone 3. Achievability unknown due to potential costs related to potential land contamination associated with sewage works.
14NH	Valley Road/ Hoathdown Road	0.06ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stage (threshold)
15NH	Lewes Rd recreation ground	2.06ha	62	Suitable	Available In Future	Unknown or Marginal	Developable	Developable – Suitable but only Available in future	Greenfield site in urban edge location. Adjacent to SNCI. Within walking distance of town centre, bus stop and train station. Within flood zone 3b. The site is in LDC ownership. LDC is currently considering redevelopment of the site although this may be dependent on other commensurate recreation facilities coming forward elsewhere. There are potentially high costs associated with providing flood defences at this site and thus there are concerns over achievability.
16NH	The Old Shipyard, Robinson Road,	0.64ha	64	Suitable	Available	Unknown or Marginal	Developable	Developable – Suitable and Available but unknown/ marginal achievability	Brownfield site in urban edge location. Adjacent to SNCI. Within walking distance of town centre, bus stop and train station. Within flood zone 3a. High developer costs are likely with flood defence works and potential land remediation necessary in a lower housing market area. Potential to overcome achievability but may need improvements in market.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
17NH	Land to west of St. Lukes Court, Church Hill	0.61ha	24	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is adjacent to planning boundary. Within walking distance of town centre services and public transport links. Adjacent to Meeching Down SNCI. ESCC highways state that the track will need to be widened but is considered <input type="checkbox"/> approx. Two TPOs located at north and south end of the site. Recent contact from proponent confirms site is available for residential development.
18NH	Land at Denton Drive/Devon Road, Denton	0.30ha	10	Not Suitable	Available In Future	n/a	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	The site covered by a Group TPO and thus the site is unsuitable since development would require the removal of most/all trees on the site.
19NH	Land at Eastside, Newhaven, South of the Drove	4.53ha	190	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	The site is reasonably well located in terms of access to the town centre, nearby retail units and public transport. Site is within single ownership with an intention to develop, hence it is available now. Although significant costs would be incurred due to the delivery of highways infrastructure and remediation of contaminants, the proponents have indicated that the delivery of residential units, as part of a wider mixed-use development, is achievable. The site has been land raised, hence it is not considered to be at risk of flooding. Capacity of site has been reduced to reflect current proponent's intentions.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
20NH	Eastside Land, Newhaven	17.92ha (although housing element is same 4.53ha as 19NH)	190	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	The site is reasonably well located in terms of access to the town centre, nearby retail units and public transport. Site is within single ownership with an intention to develop, hence it is available now. Although significant costs would be incurred due to the delivery of highways infrastructure and remediation of contaminants, the proponents have indicated that the delivery of residential units, as part of a wider mixed-use development, is achievable. The site has been land raised, hence it is not considered to be at risk of flooding. Capacity of site has been reduced to reflect current proponent's intentions.
21NH	Newhaven Heights Mobile Home Site, Court Farm,	2.39	50	Suitable	Not Available	n/a	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Security of tenure under Mobile Homes Act 1983 means that it appears that the site is unlikely to become wholly available for permanent residential within the horizons of the SHLAA.
22NH	Land at Plot 86, Harbour Heights,	0.003	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
23NH	Land on south east side of Hill Road	0.2	8	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site. Within national park. Small part of north corner in Archaeological Notification Area. Within walking distance of bus stop, local convenience store and primary school. The site is suitable for development and would be in keeping with its surrounding urban environment. ESCC landscape architect has no concerns, considered to be infill site. ESCC highways state access is currently unadopted highway, with the potential for gradient issues. Road needs upgrading to achieve required widths and visibility. The site is available within the next five years. Fairly steep gradients but proponent considers can be overcome by design. There are considered to be no abnormal costs impacting on achievability.
24NH	Site South East Hill Road, Site 1 on Plan	0.096	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
25NH	Site 2 – East Hill Road,	Approx. 0.175	8	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site. Within national park. Within walking distance of bus stop, local convenience store and primary school. The site is suitable for development and would be in keeping with its surrounding urban environment. ESCC landscape architect has no concerns, considered to be infill site. ESCC highways state access is currently unadopted highway, with the potential for gradient issues. Road needs upgrading to achieve required widths and visibility. The site is available within the next five years. Fairly steep gradients but proponent considers can be overcome by design. There are considered to be no abnormal costs impacting on achievability.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
26NH	Site South East Hill Road, Site 3 on Plan	0.105	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
27NH	Site 4 – on Crest Road and Fairholme Road,	Approx. 0.182	8	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site on edge of urban location. The site considered suitable for residential development. ESCC landscape architect has concerns over site setting a precedent for development in area which currently acts as a buffer to national park. SDNPA not identified major concerns at this stage. Topography of site screens it from distant from east but is relatively open to the south. ESCC highways state access is currently unadopted highway, with the potential for gradient issues. Road needs upgrading to achieve required widths and visibility. Site is available within the next five years. There are no major costs for developing the land.
28NH	Land at South Heighton, Nr Newhaven	2.66ha	70	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Significant landscape sensitivity impacts in relation to openness of site, visible from a wide area, and integral to South Heighton Conservation Area and associated listed buildings. This site is not suitable due to landscape sensitivity and heritage impacts as it would not preserve or enhance the conservation area.
29NH	Land off Valley road, Newhaven	0.41ha	0	n/a	n/a	n/a	Superseded / Not Applicable	Superseded	See 35NH
30NH	93 Western Road	0.57ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	The site is mostly in LDC Ownership, although it is unclear who own the garages on the site. Previous assessment reduced capacity below threshold.
31NH	The Marina (phase 3 of LDLP NH6)	Approx 5ha	331	Suitable	Available	Achievable	Deliverable	Extant Planning Permission	

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
32NH	<i>See start of Newhaven section</i>								<i>See start of Newhaven section</i>
33NH	Kings Avenue	0.2ha	8	Suitable	Unknown	Achievable	Developable	Developable – Suitable but Unknown Availability	Greenfield site on edge of urban development. The site is suitable for development and is already allocated for residential development in the Local Plan (Policy NH7). Residential development is achievable on this site without any abnormal costs. It is not known who owns the land and thus it is not known when it will come forward for development. Adjacent to SNCI. ESCC landscape architect raised no concerns as considered infill development but states that mature tree should be retained. Site has access on to Kings Avenue.
34NH	South of Valley Road	0.76ha	0	n/a	n/a	n/a	Superseded/ Not Applicable	Superseded	See 35NH
35NH	South and east of Valley Road	3.53 ha	85	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is Greenfield land located at north west edge of Newhaven town, within the planning boundary. Site is located outside the National Park. Site is within walking distance of primary school and bus stop and just over 800m to town centre shops and services. Site considered suitable for housing, in principle. Availability of site for residential development now established as site is currently being promoted through a planning application. Eastern part of site is an existing housing allocation for 24 units.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
36NH	Land at Denton (covered reservoir)	0.21ha	8	Not Suitable	Not Available	n/a	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Site is associated with Port related functions. Contact made with Port, states that the site is still functioning and is not available for development.
37NH	Land at Denton, rear of Kings Avenue	0.35ha	13	Not Suitable	Unknown	n/a	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	The site is covered by a Group TPO. With a requirement to remove most/all trees on the site to enable development, the site is not suitable for development.
38NH	<i>See start of Newhaven section</i>								<i>See start of Newhaven section</i>
39NH	Robinson Road Depot, Robinson Road	0.8	80	Suitable	Unknown	Unknown or Marginal	Developable	Developable – Suitable but unknown availability and unknown/ marginal achievability	Site is a Brownfield urban location. Within walking distance of town centre shops, health centre and primary school. Within 400m of bus stop and 800m of train station. High developer costs are likely with flood defence works and potential land remediation necessary in a lower housing market area. Potential to overcome achievability but may need improvements in market. Slightly reduced area and capacity from submission to reflect actual land cover. Availability is partly LDC owned but intentions of other landowner not known as this stage. Potential for comprehensive development with adjoining site currently being promoted.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
40NH	LDC Offices at Fort Road	0.13	6	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within the planning boundary. Within walking distance of bus stop and town centre services. Currently used as offices. Environmental Health require further site investigations into land contamination due to previous uses and current storage tanks. Current access to rear of site does not attract an objection from ESCC highways. No onsite designations.
41NH	Meeching Down	7.4	200	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Site is located within 500m of planning boundary. Within walking distance of services within town centre and bus stop. ESCC highways note that there is currently no pedestrian access along the south side of the A259 to the town and the steep gradients are likely to hinder sustainable modes of transport. The area of Meeching Down is designated as a Site of Nature Conservation Importance (SNCI) which provides an extensive area of grassland, scrub and woodland habitats and supports other nearby SNCI areas between Newhaven and Peacehaven and the sea and Downs. The site is therefore considered not suitable for development.
42NH	<i>See start of Newhaven section</i>								
43NH	Former Saxonholme site, Meeching Road	0.15	30	Suitable	Unknown	Achievable	Developable	Developable – Suitable but Unknown Availability	Brownfield town centre location. Within walking distance of health centre, primary school and shops. Within 400m of bus stop and 800m of train station. Currently, unknown availability as being considered for relocated joint Newhaven fire and police station. TPOs along southern boundary of site.
44NH	Bay Vue Road Car Park		4	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
45NH	Plots 32 & 33 Charleston Avenue			n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
46NH	Parker Pen site, Railway Road	2.8	150	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within planning boundary. Currently vacant industrial unit. Within walking distance of town centre services, bus stops and train station. Located within a flood zone 3 area. ESCC highways state that an assessment of junctions onto Drove, A26 roundabout and one-way system will be required. Need to be satisfied that development can be supported in addition to committed units. Potential costs associated with flooding, possible land contamination and impacts upon strategic road network. Potential for conflicts between residential and industrial uses. Site being promoted through planning process allaying concerns over achievability of development given identified constraints.
47NH	Land at Wilmington Road (Plots 44-46)		2	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
48NH	Land at Railway Quay	0.46	25	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within planning boundary. Site has Car ferry terminal buildings and terminal shed. Within an existing local plan allocation identified for residential use if becomes surplus to Port's requirements. Potential contaminated land, further investigations required. Part of allocated site now to be University Technical College. Within walking distance of town centre services, bus stops and train station. Located within a flood zone 3a area. South of Listed buildings, opportunities to enhance setting through development.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
49NH	Land south of Holmdale Road	4.84	134	Not Suitable	Available	Unknown or marginal	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Greenfield site located within National Park. No onsite historical or environmental designations, however, site offers a green link between two SNCIs NE and SW of site. Area also acts as a green buffer between Denton and Bishopstone built areas. Site is highly visible from areas in and out of the SDNP. Not within walking distance of town centre. Bus stop and local convenience shop approx. 400m from site. ESCC highways state that Falaise Road offers more realistic access than other non-adopted roads but gradients may pose issues for internal layout. Junctions to Avis Road currently substandard, may require consideration as part of development. Assessment of the two Drove Road roundabouts needed given wider commitment numbers.
50NH	Land north of Holmdale Road	0.79	21	Not suitable	Unknown Availability	Unknown or marginal	Not Deliverable or developable	Not Deliverable or Developable – Not Suitable	Greenfield site located adjacent to National Park. No onsite historical or environmental designations, but within 200m of SNCI. Moderate southern facing slopes. ESCC highways state that access to site is difficult as both adjacent roads are private unadopted tracks which require upgrading. Potential for ransom strip. Assessment of the two Drove Road roundabouts needed given wider commitment numbers. Not within walking distance of town centre. Bus stop and local convenience shop approx. 400m from site.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
51NH	Newhaven Police Station, South Road	0.15	10	Suitable	Unknown	Achievable	Developable	Developable – Suitable but Unknown Availability	Brownfield site, located within planning boundary. Considered highly sustainable site, within walking distance of town centre services, bus stops, train station, health facilities and primary school. Eastern edge (1m) within flood zone 3a, appropriate mitigation considered achievable through design/ layout. Several TPOs along eastern and western boundaries should be retained. Within an archaeological notification area. ESCC highways considers that residential use in location acceptable in principle, however appropriate provision for parking should be made so as not to exacerbate existing parking pressures. The Police station currently occupies site, however proposals are to relocate station to Meeching Road in future, no set date.
52NH	Newhaven Fire Station, Fort Road	0.12	6	Suitable	Unknown	Achievable	Developable	Developable – Suitable but Unknown Availability	Brownfield site, located within planning boundary. Located within existing residential area. Considered highly sustainable site, within walking distance of town centre services, bus stops, train station, health facilities and primary school. The fire station currently occupies site, however there are proposals to relocate to Meeching Road in future. Site currently accessed via Forth Road. ESCC highways raise no issues.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
53NH	Peacehaven Golf Club, Brighton Road	23.3	200	Not Suitable	Available	Unknown	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Very large Greenfield site on periphery of Newhaven Town. Within National Park. Majority of site is within an SNCI, designated for its habitat matrix of woodland and grassland. Currently used as golf course. TPO groups adjacent to site. Site located within an area which forms a strategic gap between Newhaven and Peacehaven settlements. ESCC landscape architect identifies site as important open recreational and green infrastructure space linking to other adjacent areas as well as providing an important buffer. ESCC highways state that there is poor forward and eastern visibility. Topography of site may cause difficulties for access.
54NH	Royal Mail Delivery Depot, High Street	0.1	10	Suitable	Available in future	Achievable	Developable	Developable – Suitable but only available in future	Brownfield site within town centre location. Currently used as Royal Mail Delivery Depot but proponents state may be available in future. Within an Archaeological Notification Area. No environmental constraints on or adjacent to site. Potential access via North Lane. Highly sustainable site, within town centre with access to shops, primary school, bus stop and train station. TPO along eastern boundary.
01NW	Land adjoining Twitten House	0.19ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
02NW	Land at Newick Hill House, Jackies Lane	1.3ha	8	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Concerns with narrow vehicular access with no pavement and therefore considered unsuitable for additional residential use on access grounds.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
03NW	Land off Allington road, Newick	1.3ha	30	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Site located on the western fringe of Newick. No environmental designations and opportunities for access onto site. Market factors suggest that this is a relatively buoyant housing market area. Site currently provides a gap between Newick and development along Lower Station Road. Although the LCS indicates there is capacity for some development (reduced from original suggested yield). Its current role as part of the rural setting of Newick will be considered at Site Allocations DPD/application stage.
04NW	Land adj Ketches	n/a	0	n/a	n/a	n/a	Filtered		Filtered – Unknown Location or Details	Filtered at initial stages (Open House site)
05NW	Adj Telephone Exchange	n/a	0	n/a	n/a	n/a	Filtered		Filtered – Unknown Location or Details	Filtered at initial stages (Open House site)
06NW	Mitchellwood Farm, Newick	>1.3ha	0	n/a	n/a	n/a	Superseded/ Not Applicable		Superseded	See 3NW
07NW	Land south of Alexander Mead, Newick	0.2ha	7	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	This site relates well to the built form of the village, is a logical infilling and will not adversely impact on the wider countryside. Access potential from an existing estate road and services and facilities within the settlement are within walking distance. Highway issues relating to the intensification of use of the junction of Newick Hill and A272 can be dealt with at a planning application stage. Market factors suggest that this is a buoyant housing market area.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
08NW	25 Newick Hill & other land adjacent to Cricketfields. Newick	1.5ha	31	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site but significant and mature trees on boundary will reduce impact of any development on the wider landscape. Site in close proximity to village centre and abuts planning boundary for the settlement. Access potential from an existing estate road and services and facilities within the settlement are within walking distance. Highway issues relating to the intensification of use of the junction of Newick Hill and A272 but thought to be resolvable. Market factors suggest that this is a buoyant housing market area. Yield reduced to reflect capacity set out in emerging Newick Neighbourhood Plan.
09NW	Land South of Allington Road, Adjoins SW corner of Primary school playing field with Oxbottom Lane	10.5ha	80	Not Suitable	Available	n/a	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	This site does not lie immediately adjacent to village boundary and therefore would form an island development in the countryside. This would have a significant impact upon the landscape which even with screening would be difficult to mitigate.
10NW	Land adjoining 55 Allington Road, Newick	1.2ha	0	n/a	n/a	n/a	Superseded/ Not Applicable	Superseded	See 13NW
11NW	Land to east of the telephone exchange, Goldbridge Road, Newick	1.2ha	30	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site on village fringe the development of which will not unduly impact on the wider landscape. Southern boundary abuts the Newick (Church) conservation area and western and southern boundaries abut the planning boundary of Newick. Mature trees on the site will help reduce impact of any new development, the density of which should reflect the village edge location. Newick housing market is identified as buoyant. Site being promoted through Newick Neighbourhood Planning process.
12NW	Land at Oxbottom Lane, Newick (Chailey Parish)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Site was previously in wrong parish. See now 16CH.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
13NW	Land at Rathenny, Allington Road	1.2ha	30	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site abuts planning boundary for Newick, in close proximity to primary school and recreational facilities. Northern part of the site particularly relates well to the existing built form. Falls within Local Plan policy NW1 which reserves this land for the provision of recreation facilities namely a rugby and football pitch. Market factors suggest that Newick has a buoyant housing market.
14NW	Sheffield Park	1.1ha	27	Not Suitable	n/a	n/a	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Site is within Ancient woodland designation and adjacent to SNCI designation. Site is detached from services and facilities. Current employment use adjacent to site.
15NW	Woodgate Dairies	3.3ha	83	Not Suitable	n/a	n/a	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Site is within planning boundary for industrial use. Contains ancient woodland and is adjacent to san SNCI designation. Site is detached from services and facilities.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
16NW	Land south of Allington Road	2.4	55	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site located on the western fringe of Newick. No on-site environmental designations exist. Market factors suggest that this is a relatively buoyant housing market area. Site currently provides a gap between Newick and development along Lower Station Road. The LCS indicates there is capacity for some development. Comments from Landscape Architect at ESCC state that the existing woodland would ideally be retained to integrate any development and continue as local Green Infrastructure. Alternative provision of landscape impact mitigation could be a 15m buffer in south part of the site. The capacity has been increased to reflect that a higher density is considered achievable when considering that above landscape mitigation. Its current role as part of the rural setting of Newick will be considered at Site Allocations DPD stage. ESCC highways indicate that suitable access is possible but would like to see improvement to footpaths and traffic calming measures considered.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
17NW	Land at R&K Autos/ 15 Church Road		6	Suitable	Available in future	Achievable	Developable		Developable – Suitable but only available in future	Site located at eastern end on Newick village, within the planning boundary. Site is within walking distance of local shops and primary school. Site is currently used as car garage and residential to rear. Some potential for land contamination associated with garage use. Proponent states that is only available in future. Site lies within two conservation areas, with site frontage along important views as indicated in CAA. Site sits within existing built up area with only open views to north east. ESCC landscape architect recommends retaining boundary trees, this would help limit views out/ into site. ESCC highways raise no objection in principle, recommends existing 3 access points reduced to 1. No on-site environmental designations exist. Market factors suggest that this is a relatively buoyant housing market area
18NW	Land east of The Pines, 95 Allington Road	0.3	4	n/a	n/a	n/a	Filtered		Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
19NW	Land West of The Pines, 95 Allington Road	0.5	8	Suitable	Available	Unknown or Marginal	Developable	Developable – Suitable and Available but unknown/ marginal achievability	Greenfield site outside, but adjacent to, the planning boundary. No historic or tree designations on site. Small section of NE corner in Ashdown Forest 7km zone. Within walking distance of bus stop. Not within recommended walking distance of village shops. Site currently landlocked, however proponent suggests site could be considered with adjacent sites 03NW & 16NW. This will require agreement and joint working with adjacent proponent. ESCC highways state that if access is sought through adjacent SHLAA site as suggested then access is achievable and suggests improvements to footpaths and traffic calming measures. LDC Landscape Capacity Study concludes that the landscape area has a medium capacity for change. ESCC landscape architect recommends cumulative impacts of releasing sites south of Allington Road should be considered. Development of parcels south of Allington Road requires a new defined edge to the village, to include at least a 20m tree belt. Site available for development in next 5 years.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
20NW	Land rear of 45 Allington Road	1.3	23	Suitable	Available	Unknown or Marginal	Developable	Developable – Suitable and Available but unknown/ marginal achievability	Greenfield site adjacent to planning boundary. No historic constraints identified. TPO in NW corner. Site falls within Ashdown Forest 7km zone requiring mitigation. Within walking distance of bus stop. Not within recommended walking distance of village centre shops. LDC Landscape Capacity Study concludes that the landscape area has a medium capacity for change. ESCC landscape architect recommends cumulative impacts of releasing sites south of Allington Road should be considered. Development of south of Allington Road requires a new defined edge to the village, including at least a 20m tree belt. No existing access to site. Likely to be dependent on adjacent site, in which case ESCC highways consider access could be achieved. Consideration would be need to be given to TPOs in achieving access. Site available for development in next 5 years.
21NW	Land rear of 45 and 55 Allington Road	2.5	50	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site adjacent to planning boundary. No historic constraints identified. TPOs along NW boundary. Site falls within Ashdown Forest 7km zone requiring mitigation. Within walking distance of bus stop. Not within recommended walking distance of village centre shops. LDC Landscape Capacity Study concludes that the landscape area has a medium capacity for change. ESCC landscape architect recommends cumulative impacts of releasing sites south of Allington Road should be considered. Development of south of Allington Road requires a new defined edge to the village, to include at least a 20m tree belt. ESCC highways consider access to be achievable. Development should consider existing footpath along north boundary.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
22NW	Land east of Oakside, Goldbridge Road	1.94	38	Suitable	Available in future	Achievable	Developable	Developable – Suitable but available in future	Greenfield site within 500m of Newick planning boundary. No historical or environmental constraints identified on site. South west corner of site adjacent to Newick Church Road Conservation Area. Potential access from existing access point of Oakside property. ESCC highways state that the 30mph speed limit should be extended to include site. Within walking distance of shop and doctors and bus stop with services to larger town facilities. Provision of footways to village needed with development. ESCC landscape architect states that development in this location, extending development along A272, would detract from the nucleated character of Newick. LDC Landscape Capacity Study indicates a medium/ high capacity for change. Sensitive views to north of Goldbridge Road, Any development should consider these sensitivities. Draft Neighbourhood Plan indicates intention for site to be brought forward in future (2026).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
23NW	Land north of Goldbridge Road	0.8	16	Not Suitable	Unknown	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Greenfield site adjacent to Newick Planning boundary. Small section of south west corner within Archaeological Notification Area. Adjacent to The Green Conservation Area. ESCC highways state that if existing gate is to be access it should be set back to achieve required site lines. Pedestrian crossing should be provided to access footpath on opposite side of carriage way. ESCC landscape architect states that development in this location would detract from the nucleated character of Newick. Site is in a visually sensitive location due to open views to the north. LDC landscape capacity Study concludes that there is a negligible capacity for growth. Site is within walking distance of village shops and facilities. Site has been considered through the Newick Neighbourhood Plan process.
24NW	Land at 104 Allington Road	1	10	Suitable	Unknown	Achievable	Developable	Developable – Suitable unknown availability	Greenfield site adjacent to Newick planning boundary. Site is currently one large residential plot. Not within distance of village services at The Green. Primary school within approximately 650m of site. Bus services to Uckfield and Lewes town can be accessed from the A272, 100m from site. TPOs and TPO group designations along north eastern and south western boundaries which should be retained. ESCC highways state access available at the Ridings. ESCC landscape architect states that site forms natural extension to village, contained by Allington Road and the A272. Site has been considered through Newick Neighbourhood Plan process.
25NW	Land at The Rough	0.1	2	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
26NW	Land at Mitchelswood Farm	6.61	55	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Proponent is considering a larger site area to promote as a mixed use residential and leisure focussed development. 26NW extends the site area to the south of 16NW to include farm buildings, field and pond but residential element would be limited to northern part of site. 26NW promoted for higher yield (70 units). Site located on the western fringe of Newick village. No on-site environmental designations exist. Market factors suggest that this is a relatively buoyant housing market area. Site currently provides a gap between Newick and development along Lower Station Road. The LCS indicates capacity for some development. ESCC Landscape Architect states that the existing woodland would ideally be retained to integrate any development and continue as local Green Infrastructure. Alternative provision of landscape impact mitigation could be a 15m buffer in south part of the site. Its current role as part of the rural setting of Newick will be considered at Site Allocations DPD stage. ESCC highways indicate that suitable access is possible but would like to see improvement to footpaths and traffic calming measures considered.
01PL	Land adjacent to Southview Cottage, Riddens Lane	<0.1ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
02PL	Rear of Plumpton Primary School. North Barnes Lane	5.3ha	70	Not Suitable	Available	n/a	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Potential for unacceptable landscape impacts, as evidenced in the LCS, as site protrudes into the open countryside and away from the edge of the settlement boundary. Potential screening of the development will not reduce the impact upon the openness and the site is not marked by any defensible boundaries.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
03PL	Between The Plough Public House and The Old Brickworks, Station Road	4.472ha	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages (proximity)
04PL	Land east of The Rectory, Station Road, Plumpton Green	1.6ha	30	Suitable	Available In Future	Achievable	Developable	Developable – Suitable but only Available in future	Site owner identifies site will only become available within 5-10 years. Slight reduction in capacity to reflect uncertainty over retention of Rectory and allow retention of mature trees and hedges. Extension to site was subsequently submitted but this would have been unacceptable on landscape grounds. Supporting highway access work submitted demonstrating achievable access. Further consideration of rare and protected species recorded in the area required if site taken forward.
05PL	Land east of Oakfield, Station Road, Plumpton Green	1.5ha	30	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is within walking distance of bus stop, train station and local shops. Vehicle and pedestrian access from Station Road to site is deemed to be achievable. Site area and capacity has been slightly reduced due to concerns of impacts on landscape. Identified issues of surface water flooding are thought to be resolvable. Further consideration of rare and protected species recorded in the area required if site taken forward.
06PL	Land east of Station Road and East of the White House,	2ha	10	Suitable	Not Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Site no longer available for development
07PL	Plumpton Depot, South Road,	0.53ha	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stage (proximity)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
08PL	Little Inholmes Farm, Station Road	10.78	150	Not Suitable	n/a	n/a	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Site is adjacent to planning boundary and is within walking distance of bus stop, train station and local shops. Potential access points indicated to be from North of Chapel Road and West Gate. Landscape Capacity Study indicates a negligible / low capacity for change. Development of site is considered to be an illogical protrusion into the countryside, impacting on the openness of the surrounding countryside.
09PL	Land west of Riddens Lane	7.62	130	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Site is just outside recommended walking distance to bus stop and train station. Currently, highways state unsuitable access road and junction with Station Road. Developing this site would have an unacceptable impact upon the landscape, as evidenced by the LCS.
10PL	Land east of Nolands Farm	1.13	20	Suitable	Available	Not achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Achievable.	ESCC highways state that current widths and visibility are insufficient. Required access widths for this level of development 6.5 -7. Widths not considered achievable due to proximity of existing dwellings (one of which is a Grade 2 Listed Building), TPOs at junction with Station Road and boundary hedges/ walls located along proposed access track.
11PL	Land between Plumpton Green and South Chailey		5000	Not suitable	n/a/	n/a	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Extremely large site essentially the joining of two separate villages and formation of a new settlement. Submission provides no justification as to how this site would be accommodated without unacceptable impacts on local services and the environment. Significant adverse impact upon the landscape character of this area, much of which forms a setting for the National Park, would be unavoidable.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
12PL	Land west of Riddens Close	0.4ha approx	6	Suitable	Not Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Part of land stated as not available for development.
13PL	Land north east of Wells Close	0.5	6	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site fairly well contained from wider landscape. Edge of village location adjacent to planning boundary. Additional bus stop should be provided to improve access to public transport as indicated by ESCC highways. The site capacity has been reduced as a mitigation measure to the confirmed risk of surface water flooding identified by ESCC Flood Officer. However, suggested modelling of the Bevern Stream and consideration of SuDs may reveal additional scope for development. Small potential for contamination associated with former brickworks but considered achievable to mitigate. Further consideration of rare and protected species reported in the area required if site taken forward.
14PL	Land south of Riddens Lane	0.6	15	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is fairly well contained by existing trees and woodland, though some landscape buffering along west boundary should be provided. Site capacity has been reduced to take into consideration the flood risk area in southern part of site. Public footpath runs through southern part of site which, if avoiding flood zone area for development, is unaffected. Good access to bus stops, train station, primary school and local shop. In response to concerns raised over access, the site proponents have undertaken further work and proposed several solutions which ESCC highways consider achievable, in principle. Further consideration of rare and protected species reported in the area required if site taken forward.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
15PL	Land at Fallbrook, Plumpton Lane	0.23	4	n/a	n/a	n/a	n/a	Filtered – fails site threshold	Filtered at initial stage (Threshold)
16PL	Land between West Gate and Chapel Road	Approx. 3ha	40	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site lies adjacent to planning boundary and is within walking distance of bus stop, train station and local shops. TPO and TPO group designations along southern boundaries. ESCC highways suggest that required widths for two way traffic flows (5m) and provision of footway on one side can be achieved from track. Size site and capacity was previously reduced due to reflect concerns of landscape impacts. This led to doubts over achievability of access as it lay outside the site boundary. In response, the proponent suggested a revised boundary, with landscape mitigation measures, to enable sufficient land for access. ESCC Landscape architect suggests boundary revision is acceptable with boundary trees retained and a substantial woodland edge is provided to define village edge.
17PL	Land at Woodley House, South Road	4	20	Not suitable	Available	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Greenfield site outside, but within 500m, of Wivelsfield Green planning boundary. No environmental constraints, small part of NW corner within Archaeological Notification Area and ancient woodland borders north boundary. Not within walking distance of public transport or village services. ESCC highways consider suitable access is not achievable as required sightlines for this stretch of derestricted road (60mph) are not possible. Site is considered isolated and car dependent. ESCC landscape architect concerned that development would set precedence for garden and pockets of development in countryside.
01PP	Former Roche Site, Bell Lane, Lewes (NP)	n/a	14	Suitable	Available	Achievable	Deliverable	Extant Planning Permission	Residential element not started

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
02PP	Former Workhouse, Newhaven Downs Hospital, Newhaven	n/a	10	Suitable	Available	Achievable	Deliverable	Under Construction	Under construction under new ownership. .
03PP	Land at rear of White Hart, High Street, Newhaven	n/a	8	Suitable	Available	Achievable	Deliverable	Extant Planning Permission	Not started. New application in which increase number of units.
04PP	Land adjoining to the Former Workhouse, Newhaven Downs Hospital, Newhaven	n/a	8	Suitable	Available	Achievable	Deliverable	Under Construction	Under construction under new ownership
05PP	Land east and west of the Sports Park, Peacehaven	n/a	0	n/a	n/a	n/a	n/a	n/a	Site completed
06PP	Station Approach/ Dane Road, Seaford	n/a	0	n/a	n/a	n/a	n/a	Expired	Permission expired (see 23SF)
07PP	Whiteley House, 83 Sutton Avenue, Seaford	n/a	0	n/a	n/a	n/a	n/a	n/a	Completed
08PP	Territorial Army Centre, Drill Hall Broad Street, Seaford	n/a	0	n/a	n/a	n/a	n/a		Permission lapsed(see 18SF)
09PP	Chailey New Heritage, Banks Road, North Chailey	n/a	0	n/a	n/a	n/a	n/a	n/a	Completed
11PP	Lewes House Site, Lewes (NP)	n/a	See 20LW	n/a	n/a	n/a	n/a	n/a	See 20LW
12PP	Land to the South & West of Former Clayhill nurseries, Malling Street, Lewes (NP)	n/a	0	n/a	n/a	n/a	n/a	n/a	Site completed
13PP	Brooklands Yard, Southover High Street, Lewes (NP)	n/a	0	n/a	n/a	n/a	n/a	n/a	<i>New non res app in superseded</i>

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
14PP	Broadway Nightclub, 36-38 High Street, Newhaven	n/a	0	n/a	n/a	n/a	n/a		n/a	<i>New non res app in superseded.</i>
16PP	Ellenbank and the Tempest, Cliff Road, Seaford	n/a	0	n/a	n/a	n/a	n/a		Filtered – Site Below Dwelling Threshold	New app in for reduced number of units which fail threshold filter.
17PP	Tudor Manor Hotel, Eastbourne Road, Seaford	n/a	7	Suitable	Available	Achievable	Deliverable		Under Construction	7 completed
18PP	The Old Rectory, Heighton Road, South Heighton	n/a	11	Suitable	Available	Achievable	Deliverable		Extant Planning Permission	Not started
19PP	Land rear of Bevern Nursing Home, The Willows, Barcombe	n/a	0	n/a	n/a	n/a	n/a		n/a	Site completed
20PP	The Old House Depository, Claremont Road, Seaford	n/a	35	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	<i>New application in with increased capacity (approval subject to S106)</i>
22PP	Westview Close, Peacehaven,	n/a	0	n/a	n/a	n/a	n/a		n/a	Site completed
23PP	Holmes Lodge, 72 Claremont Road, Seaford	n/a	0	n/a	n/a	n/a	n/a		n/a	Expired. See 20SF
24PP	51 – 53 Blatchington Road, Seaford	n/a	0	n/a	n/a	n/a	n/a		n/a	Expired. See 21SF
25PP	Land east of Alexander Mead, Newick	n/a	0	n/a	n/a	n/a	n/a		n/a	Site completed
26PP	53 Cliffe High Street, Lewes (NP)	n/a	7	Suitable	Available	Achievable	Deliverable		Extant Planning Permission	Under construction
27PP	200- 204 South Coast Road, Peacehaven	n/a	0	n/a	n/a	n/a	n/a		n/a	Site completed

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
28PP	Land rear of 1 to 3 Cornfield Road, Seaford	n/a	0	n/a	n/a	n/a	n/a	n/a	Complete
29PP	Elm Court, Blatchington Road, Seaford	n/a	0	n/a	n/a	n/a	n/a	n/a	Expired. (See 24SF)
30PP	Site at Sutton Drove/ East Albany Road, Seaford	n/a	0	n/a	n/a	n/a	n/a	n/a	Expired. (See 25SF)
31PP	Land adjacent to Coldhabour Farm, Wivelsfield	n/a	0	n/a	n/a	n/a	n/a	n/a	Complete
32PP	Newlands Court, Sutton Avenue, Seaford	n/a	0	n/a	n/a	n/a	n/a	n/a	Complete
33PP	28 South Way Newhaven		9	Suitable	Available	Achievable	Deliverable	Under construction	Under construction
34PP	1 to 10 Talland Parade, Seaford		10	Suitable	Available	Achievable	Deliverable	Extant Planning Permission	Not started
35PP	Crosshaven, 1 Church Lane, Lewes (NP)		0	n/a	n/a	n/a	n/a	n/a	Completed
36PP	Falcon Wharf, Railway Lane, Lewes		7	Suitable	Available	Achievable	Deliverable	Extant Planning Permission	Not started
37PP	Land at Buckhurst Road, Peacehaven		15	Suitable	Available	Achievable	Deliverable	Extant Planning Permission	Under construction
38PP	220-221 Dial House, Lewes		0	n/a	n/a	n/a	n/a	n/a	Completed
39PP	Ronald Simson House, Seaford		35	Suitable	Available	Achievable	Deliverable	Under Construction	Under construction
40PP	3A Fisher Street		9	Suitable	Available	Achievable	Deliverable	Under Construction	Under construction

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
41PP	Land east of telephone exchange, North Barnes Lane, Plumpton Green		14	Suitable	Available	Achievable	Deliverable	Under Construction	Under construction
42PP	Units 1 to 3 Kendal Court, Railway Road, Newhaven		24	Suitable	Available	Achievable	Deliverable	Extant Planning Permission	Not started.
01PT	Land at 72 Telscombe Road, Telscombe	0.29ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
02PT	Land at Arundel Road, Peacehaven	1.19ha	55	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Green field site located within planning boundary and bordered by existing residential development. Approximately 1km from primary and secondary school. Within an area of archaeological interest, but this is not considered a 'showstopper' to development. Site is currently allocated in Local Plan for educational use; however it is now considered surplus and therefore available for consideration of alternative uses. Planning application submitted (LW/13/0644)
03PT	Land adjacent to 85 The Lookout, Peacehaven	0.2ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
04PT	2 South Coast Road, Peacehaven	0.31ha	31	Suitable	Available In Future	Achievable	Developable	Developable – Suitable but only Available in future	Predominately greenfield site with one large property within very large plot of land. Edge of urban location within the Planning Boundary. Within walking distance of bus stop and local shop. Within Archaeological Notification Area. ESCC highways state that access is feasible from Ashington Gardens but likely to require agreement from third party. ESCC landscape architect identifies no landscape impact issues, infill development. Site owner advises that the site will only become available within 5-10 years.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
05PT	Land to the East of the Sports Park, Peacehaven,	5.67ha	0	n/a	n/a	n/a	n/a	n/a	Complete
06PT	Valley Road, Peacehaven	13.83ha	113	Suitable	Unknown	Achievable	Developable	Developable – Suitable but Unknown Availability	Known to be within various ownerships, although a coordinated approach is seen as likely for the majority of the site – with some parcels being promoted through different sites. Unknown full ownership details. Due to scale of development higher developer costs are likely associated with necessary access works, strategic improvements to road network and local infrastructure works (e.g. Wastewater pumping). Potential to overcome achievability in the future. Level of proposed development could be accommodated without adversely impacting on the surrounding landscape.
07PT	Land between lower Hoddern Farm, Arundel Road Recreation Ground, Cissbury Avenue and Bramber Close,	Approx. 60ha	0	n/a	n/a	n/a	Superseded/ Not Applicable	Superseded	
08PT	Peacehaven Heights	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	
09PT	North of Secondary school	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	
10PT	37 Valley Road	0.41ha	6	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Development of this site in isolation would represent an illogical incursion into the countryside and therefore it would likely to need to come forward as part of a wider development in this area.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
11PT	Fairlight Avenue, The Esplanade, Peacehaven car park and toilets	0.18ha	10	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	The site is suitable for development, being in the planning boundary and adjacent to other residential properties. The site is available in the next 5 years for development. The site is largely cleared and already has access serving it and therefore there are no apparent barriers that would affect achievability.
12PT	Plots 4 and 5 The Promenade	0.1ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initials stages (threshold)
13PT	Links Avenue, Peacehaven, East Sussex	3ha	90	Not Suitable	Unknown	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	The site is within the National Park. The openness of the area could be affected and development of this scale would be unsuitable in landscape terms. The original promotion of the site suggested 4-6 luxury dwellings (below the SHLAA threshold) and this may be more suited to this location, as opposed to a larger housing development.
14PT	Land adjoining 12 Valley Road	0.37ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stage (threshold)
15PT	Downland Walk, Peacehaven, Former Address: Plot 151A Phyllis Avenue	0.05ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stage (threshold)
16PT	Adjacent to south of 61 Downs Walk, Peacehaven	0.24ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stage (threshold)
17PT	Land at Downswalk North Peacehaven	0.13ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stage (threshold)
18PT	Land at Downs Walk (plot immediately adjacent (north) to # 65)	n/a	0	n/a	n/a	n/a	Superseded/ Not Applicable	Superseded	See 15PT

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
19PT	Motel, 1 South Coast Road	0.42ha	26	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within the existing planning boundary. Within walking distance of bus stop with services to Brighton and Newhaven. Within walking distance of local shop (Ashington Gardens). Planning approval granted July 2012 for 25 units, recent application submitted for 26 units. ESCC highways in their response to the application stated the requirement for pavement improvements, further information on parking and contributions towards improvements to A259 but otherwise no objection raised in principle.
20PT	Land in The Valley, North Peacehaven	11.26ha	158	Suitable	Unknown	Unknown or Marginal	Developable	Developable – Suitable but unknown availability / achievability	Site is being promoted on behalf on Valley Road area as a coordinated approach is considered necessary to determine availability and bring site forward. Proponent states that majority of site is confirmed to be available. TPO groups located on site. ESCC highways state that access is achievable with significant upgrading and locally the anticipated traffic can be accommodated, albeit subject to traffic modelling. Consideration of impacts of additional dwellings at Newhaven and Peacehaven will need to be given due to capacity concerns of A259. ESCC landscape architect suggests potential for development if concentrated in less sensitive areas, south of Valley Road. Downland to NW should be left undeveloped. Recognises area and buffer to SDNP and with potential to create Green Infrastructure area. The Landscape Capacity Study supports these comments indicating a low/ negligible capacity in area north of Valley Road. Number of units reduced to reflect preliminary site survey work by proponents.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
21PT	Site west side Phyllis Avenue, Peacehaven	0.41ha	0	n/a	n/a	n/a	Filtered		Filtered - Site Below Dwelling Threshold	Filtered at initial stage (threshold)
22PT	Area south of the Meridian Centre, Greenwich Way	n/a	0	n/a	n/a	n/a	Filtered		Filtered - Unavailable	
23PT	Land at Lower Hoddern Farm, adjacent Pelham Rise, East Peacehaven	Approx. 10ha	0	n/a	n/a	n/a	Superseded/ Not Applicable		Superseded	Approx 4ha available for potential commercial use
24PT	Land at Lower Hoddern Farm, off Pelham Rise, East Peacehaven	Approx. 10ha	300	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Greenfield site adjacent to the existing settlement planning boundary but outside of the National Park. Within walking distance of the Meridian Centre, leisure centre, secondary school, primary school and local employment opportunities. Site is within single ownership with no abnormal build costs. Suitable access would need to be established if the site is to be considered further for housing, but this is considered achievable. Landscape concerns and the fact it is an edge of settlement site have reduced capacity. Thought to be scope to improve urban edge.
25PT	Land in two contiguous parcels South of Valley Road,	0.36ha	12	Not Suitable	Available	Achievable	Not Deliverable or Developable		Not Deliverable or Developable - Not Suitable	Development of these two contiguous sites in isolation would represent an illogical incursion into the countryside and therefore it would likely to need to come forward as part of a wider development in this area.
26PT	Site 2 South of Valley Road, Peacehaven	0.98ha	0	n/a	n/a	n/a	Superseded/ Not Applicable		Superseded	
27PT	Site 3 North of Valley Road, Peacehaven	0.098ha	0	n/a	n/a	n/a	Filtered		Filtered - Site Below Dwelling Threshold	Filtered at initial stage (threshold)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
28PT	Site corner of Valley Road and East Side Phyllis Avenue	0.39ha	12	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Development of this site in isolation would represent an illogical incursion into the countryside and therefore it would likely to need to come forward as part of a wider development in this area.
29PT	Site West side Downs Walk, Peacehaven	0.11ha	20	Not Suitable	Available	n/a	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	The site is being promoted for a 181dph development which would be wholly unsuited to this area. A maximum yield for this site is likely to fall below the SHLAA threshold.
30PT	Land at Friars Bay estate and Peacehaven Heights Estate	2.27ha total	113	Not Suitable	Available	Not Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Some plots have no apparent access and are therefore landlocked. Land for creation of access has not been identified as part of submission and existing track road will need substantial upgrading for this scale of development (Plotlands).
31PT	Site at Corner of Roderick Avenue and Valley Road, Peacehaven	approx. 1.66ha	70	Not Suitable	Available	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Site resubmitted as part of Part 2 call for sites. Greenfield site outside planning boundary Concerns over achievability as anticipate abnormal costs associated with upgrades to roads to serve development which could impact upon development viability at this scale. LDC landscape Capacity Study indicates some capacity in the Valley Road area. ESCC landscape architect states that Valley Road area should be considered as a whole due to landscape sensitivities. Area recognised as a buffer to SDNP but also has opportunities for improvements and provision of green infrastructure. Development of this site in isolation would represent an illogical incursion into the countryside and therefore it would likely to need to come forward as part of a wider development in this area.
32PT	Site West End of Lookout, Peacehaven	1.4ha	0	n/a	n/a	n/a	Filtered	Filtered - Fails Proximity Assessment	Filtered at initial stages (proximity)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
33PT	Land lying to the South of Blakeney Avenue, Peacehaven	1.05ha	31	Not Suitable	Available	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable – Not Achievable	Costs associated with upgrades to roads to serve development would be abnormal and could impact upon development viability at this scale. Site located in prominent undeveloped gap between Peacehaven and Newhaven urban areas. Considered to have an unacceptable impact on landscape.
34PT	Land north of Keymer Avenue, Peacehaven	1.33ha	48	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site within the existing settlement planning boundary with no identified constraints to development. Site considered available through active promotion. The loss of an existing employment land allocation would need to be considered at the allocation/application stage. Planning application submitted (LW/13/0686)
35PT	Land North of Valley Road East of Roderick Avenue	1.13ha	17	Not Suitable	Available In Future	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Costs associated with upgrades to roads to serve development would be abnormal and could impact upon development viability at this scale. LDC landscape Capacity Study concludes that there is negligible/ low capacity for change north of Valley Road. Impacts on landscape considered unacceptable. Site owner identifies site will only become available within 5-10 years or beyond.
36PT	Land to the North Valley Road/ East of Downs Walk, Peacehaven	2.69ha	80	Not Suitable	Available In Future	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Costs associated with upgrades to roads to serve development would be abnormal and could impact upon development viability at this scale. LDC landscape Capacity Study concludes that there is negligible/ low capacity for change north of Valley Road. Impacts on landscape considered unacceptable. Site owner identifies site will only become available within 10-15 years or beyond.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
37PT	Land South coast Road Peacehaven between Lincoln Avenue and Cairo Avenue	0.12ha	12	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	The site is located in a residential area and is suitable for residential development. The site is available for development in the next 5 years. There are no major costs that would affect the achievability of the site.
38PT	No. 4 Gold Lane, Peacehaven	0.12ha	0	n/a	n/a	n/a	Filtered	Filtered - Site Below Dwelling Threshold	Filtered at initial stage (threshold)
39PT	Land adjacent to 22 & 30 Cliff Park Close	0.82	10	Suitable	Available	Unknown or Marginal	Developable	Developable – Suitable and Available but unknown/ marginal achievability	Combination of the requirement for major groundworks due to site topography and the identified surface drainage and severe flooding issues for the site mean that the achievability of a viable site for residential development is unknown/ marginal at this stage. Revised boundary to reflect additional available land. Dwelling yield increased to reflect this but limited due to irregular site shape.
40PT	Land at Old Estate Laneway, Phyllis Avenue, Near Telscombe Road, Peacehaven	Approx. 0.2ha	6	Not Suitable	Not Available	n/a	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	The whole site is covered by trees which are subject of a Group TPO, as they would need to be removed to allow development to occur the site is not suitable. In addition, the site is landlocked and no apparent access available.
41PT	Land on the South Side of Valley Road, Peacehaven, Phyllis Avenue and land lying off of Sutton Avenue, along with land on the east side of Roderick Avenue, and rear of Telscombe Road	Agent identifies: 10ha (Site is 17.53ha in total)	500	Not Suitable	Available	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Due to scale of development higher developer costs are likely associated with necessary access works, strategic improvements to road network and local infrastructure works (e.g. Wastewater pumping). Potential to overcome achievability in the future. There are also landscape impact concerns, particularly in the eastern part of the site which is more open and visible.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
42PT	Land at Kirby Farm (NP)	20.84	625	Not Suitable	Available in future	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Greenfield site edge of urban location. Large site within South Downs National Park. Within walking distance of primary school and bus stops. ESCC Landscape Architect considers site at this scale would have adverse impacts on the surrounding landscape, particularly views from Telscombe Tye.
43PT	Land north of Valley Road	8 ha	200	Not suitable	Unknown	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable – not Suitable	Site is within 500m of planning boundary. Anticipated to be high costs associated with access, improvements to road network and local infrastructure works, in bringing site forward. Impact on landscape is a concern, history of appeals relating to area: should continue with avoiding development north of Valley Road.
44PT	Land north of Seaview Avenue	0.15	4	Suitable	Available	Achievable	Deliverable	Under construction	Brownfield urban location. Bus stop slightly exceeds recommended walking distance. Approx 1.2km from town centre and within 400m of some shops along South Coast Road. Approx 1.3km from health centre. Within area of archaeological interest. Potential land contamination associated with previous employment use but remediation not considered to result in abnormal costs. Site now has planning permission and therefore considered suitable, available and achievable. Planning application (LW/13/0645) approved, site under construction with 4 completions to date.
45PT	Piddinghoe Avenue Car Park	0.14	6	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within the planning boundary. Currently used as a car park. Bus stop and local shops available within walking distance of site. Nearest train station is in the adjacent town of Newhaven. Environmental Health require further investigation into potential land contamination. Has existing access.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
46PT	Steyning Avenue Car Park	0.16	6	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within the planning boundary. Currently used as a car park. Bus stop and local shops available within walking distance of site. Nearest train station is in the adjacent town of Newhaven. Environmental Health require further investigation into potential land contamination. Has existing access.
47PT	Land at Cornwall Avenue	0.4	14	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site within the planning boundary. Currently open green space allocated for extension to allotment site located to the south (PT18). Bus stop within walking distance, along South Coast Road with frequent bus services to Newhaven and Brighton. Not within walking distance of main shopping centre but local convenience shops approximately 350m (Ashington Gardens). ESCC highways state that access from Montreal Close would be only feasible option. Whilst the site is contained within an urban area ESCC landscape architect states that the loss of potential allotments would impact the provision of multi-functional green infrastructure. No historic or environmental constraints. Site is states to be available within next 5 years.
48PT	Land north of Valley Road west of 34		1	n/a	n/a	n/a	Filtered	Filtered - Site Below Dwelling Threshold	Individual plots submitted to be considered as part of larger Valley Road scheme (20PT).
49PT	Land adj to #7 Greenhill Way		1	n/a	n/a	n/a	Filtered	Filtered - Site Below Dwelling Threshold	Individual plots submitted to be considered as part of larger Valley Road scheme (20PT).
50PT	Land north of 4 Highstead Park		2	n/a	n/a	n/a	Filtered	Filtered - Site Below Dwelling Threshold	Individual plots submitted to be considered as part of larger Valley Road scheme (20PT).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
51PT	Land west of 18 Valley Road		2	n/a	n/a	n/a	Filtered	Filtered - Site Below Dwelling Threshold	Individual plots submitted to be considered as part of larger Valley Road scheme (20PT).
52PT	R/o 5 Wendale Drive		4	n/a	n/a	n/a	Filtered	Filtered - Site Below Dwelling Threshold	Individual plots submitted to be considered as part of larger Valley Road scheme (20PT).
53PT	Land north of 6 Wendale Drive		1	n/a	n/a	n/a	Filtered	Filtered - Site Below Dwelling Threshold	Individual plots submitted to be considered as part of larger Valley Road scheme (20PT).
54PT	Land at 5 Greenhill way		1	n/a	n/a	n/a	Filtered	Filtered - Site Below Dwelling Threshold	Individual plots submitted to be considered as part of larger Valley Road scheme (20PT).
55PT	Plots 319, 320, 321, 322(part) Valley Road		10	Not Suitable	Available	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Site submitted to be considered as part of larger Valley Road scheme (20PT). Individually assessed it is a Greenfield site, currently used as scrubland. Located on the periphery of Peacehaven Town, detached from the planning boundary. No historic constraints identified on site. Small TPO group along southern boundary and section of SNCI the length of the eastern boundary. ESCC highways consider site to a car dependent location due to difficult gradients and poor quality access roads. ESCC landscape architect concludes that land north of Valley Road acts as buffer to the SDNP. Valley Road area should be considered as a whole to consider potential. Development of this site in isolation would represent an illogical incursion into the countryside.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
56PT	Land north of 4-12 Greenhill Way		5	n/a	n/a	n/a	Filtered	Filtered - Site Below Dwelling Threshold	Individual plots submitted to be considered as part of larger Valley Road scheme (20PT).
57PT	Land north of 5 Highstead Park		1	n/a	n/a	n/a	Filtered	Filtered - Site Below Dwelling Threshold	Individual plots submitted to be considered as part of larger Valley Road scheme (20PT).
58PT	Land at Roderick Avenue North		1	n/a	n/a	n/a	Filtered	Filtered - Site Below Dwelling Threshold	Individual plots submitted to be considered as part of larger Valley Road scheme (20PT).
59PT	Plot 10, 28 Valley Road		8	Not Suitable	Available	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Site submitted to be considered as part of larger Valley Road scheme (20PT). Individually assessed it is a Greenfield site, currently scrubland and fields. Located on the periphery of Peacehaven Town, detached, but within 500m, from the planning boundary. No historic or environmental onsite constraints. Adjacent to a large TPO group designation to the west. ESCC highways consider site to be a car dependent location due to difficult gradients and poor quality access roads. ESCC landscape architect concludes that land north of Valley Road acts as buffer to the SDNP. Valley Road area should be considered as a whole to consider potential. Development of this site in isolation would represent an illogical incursion into the countryside.
60PT	Land to the rear of 3 Greenhill Way		1	n/a	n/a	n/a	Filtered	Filtered - Site Below Dwelling Threshold	Individual plots submitted to be considered as part of larger Valley Road scheme (20PT).
61PT	Land at Roderick Avenue North / The Lookout		1	n/a	n/a	n/a	Filtered	Filtered - Site Below Dwelling Threshold	Individual plots submitted to be considered as part of larger Valley Road scheme (20PT).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
62PT	Land between 330 & 338 South Coast Road	0.18	6	Suitable	Unknown	Achievable	Developable	Developable - Suitable but Unknown Availability	Brownfield site located within the planning boundary. Currently used as a car sales area. Intentions of landowner(s) unknown. Site is within an established residential area. No environmental or historical constraints identified on or adjacent to site. Within walking distance of bus stop with frequent services to Brighton and Newhaven. Approximately 800m to Infant School and 1km to Meridian Centre services. Has existing access from both South Coast Road and Second Road.
63PT	12 Seaview Road	0.12	6	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site located within the planning boundary. Currently vacant and derelict site. Planning history for redevelopment for residential use between 4 and 7 units. No environmental or historical constraints identified on or adjacent to site. Approximately 200m from bus stop with frequent services to Brighton and Newhaven. Not within walking distance of town centre or schools.
64PT	264 South Coast Road	0.12	9	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site located within the planning boundary. Currently used as police station and associated car parking area. No environmental or historical constraints identified on or adjacent to site. Planning application currently being considered for new station and 9 flats. Approximately 500m from Meridian Centre services. Within walking distance of bus stops with frequent services to Brighton and Newhaven. Within walking distance of schools.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
65PT	Land between Telscombe Grange and Smugglers Rest PH, South Coast Road		12	Not Suitable	Unknown	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Greenfield site adjacent to planning boundary. Within close proximity of SSSI to the south. Within walking distance of bus stop with frequent services to Brighton and Newhaven. Approx. 1km from primary school. ESCC Landscape Architect states that site would be very sensitive to change due to its landscape character and visual amenity which is not significantly impacted on by the adjacent pub and car park so as to consider this character degraded by built environment.
01RD	Land adjacent to Ouseside Cottages	0.2	6	Not Suitable	Available	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Greenfield, edge of village location. Site is screened from the roadside by hedges but open when viewed from the north (opposite side of adjacent paddock). Site is located within the National Park. Within Rodmell Conservation Area which identifies site as a <i>significant grassed open space</i> . Surrounding development characterised by detached and semi detached dwellings within generous plots set back from the road. Site is considered overdevelopment. ESCC landscape architect considers that there may be potential for development but would require retaining the boundary trees. ESCC highways consider access is achievable with the relocation of existing bus shelter so as to achieve required visibility.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
02RD	Land adjacent to Sunnyside Cottages	0.32	7	Not Suitable	Available	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Greenfield, edge of village location. Site is well contained by existing trees and hedges. Site is located within the National Park. Within Rodmell Conservation Area which identifies site as a <i>significant grassed open space</i> . Surrounding development characterised by detached and semi detached dwellings within generous plots set back from the road. Site is considered overdevelopment. ESCC landscape architect considers that there may be potential for development but would require retaining the boundary trees. ESCC highways consider access is achievable with the relocation of existing bus shelter so as to achieve required visibility.
03RD	Land at Sunnyside and Ouseside cottages, Newhaven Road	0.52	10	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Proponent of 01RD and 02RD suggested an alternative option of a comprehensive development of both sites to be considered. Site is located within the South Downs National Park , Rodmell Conservation Area and 30m from listed building. The surrounding area is characterised by low density development. Development of this site would need to consider these sensitivities. ESCC Landscape Architect states that existing hedges, which should be retained to mitigate landscape impacts and retain character of site, are a constraint to access between sites. Also states that suggested numbers at original densities may make mitigation inadequate. SDNPA state that reiterates above sensitivity and mitigation issues. ESCC highways state that one shared access for a joint scheme is preferable. Suitable access is considered achievable with relocation of bus shelter.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
01RG	Land at Broyle Gate Farm	8.5ha	100	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is adjacent to planning boundary, with reasonable access to the shops, facilities and services on offer within Ringmer. Site covers existing Local Plan unimplemented allocation for recreation and sports facilities – this would need to be considered at the plan making and/or application stage. Significant development in Ringmer would impact upon the Earwig Corner junction. Based on current information and views of ESCC and the site proponent this is considered possible and achievable. 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 few years. Site is considered suitable in landscape terms, however its value in providing a gap between Ringmer and Broyle Side will need to be considered at the plan making stage. No abnormal build costs and the site is in single ownership.
02RG	Diplocks Yard, Bishops Lane	1ha	36	Suitable	Available	Unknown or Marginal	Developable	Developable – Suitable and Available but unknown/ marginal achievability	Site is suitable and available but significant unknowns associated with potential costs for clean up of contamination. The site is an existing employment site and if developed the existing uses would need to be relocated. Area of potential archaeological interest.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
03RG	Land north of Bishops Lane, Ringmer	4.4ha	110	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is adjacent to planning boundary, is well contained and is within walking distance of village shops and bus stop. Significant development in Ringmer would impact upon the Earwig Corner junction. Based on current information and views of ESCC and the site proponent this is considered possible and achievable. 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 few years. Area of potential archaeological interest. No abnormal build costs and the site is in single ownership.
04RG	Land east of Chamberlain's Lane	2.06ha	54	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is fairly well contained and adjacent to existing development. It is within walking distance of bus stops, although more distant from shops and services in Ringmer. Area of potential archaeological interest. Significant development in Ringmer would impact upon the Earwig Corner junction. Based on current information and views of ESCC highways mitigation is considered possible and achievable. Site is considered suitable in landscape terms, however its value in providing a gap between Ringmer and Broyle Side will need to be considered at the plan making stage.
05RG	Marlie Farm, Shortgate	1.35ha	0	n/a	n/a	n/a	Filtered	Filtered - Fails Proximity Assessment	Filtered at initial stages (proximity)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
06RG	Caburn Field, Anchor Field	1.2ha	40	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is currently allocated for residential development. Development for housing requires relocation of football club. On going discussions with proponents have identified that options for relocation are considered available and feasible. Area of potential archaeological interest. No environmental constraints identified. Within walking distance of shops, doctors and bus stop but not within walking distance of train station. No issues identified by ESCC highways or landscape architect at this stage. Potential for incorporating LDC owned land adjacent in wider scheme.
07RG	The Kennels, Loughton Road	1.5ha	35	Suitable	Available In Future	Achievable	Developable	Developable - Suitable but only Available in future	Site has existing employment use. Site is adjacent (across road) to planning boundary. Site proponent identifies site will only become available within 5-10 years. It is within walking distance of bus stops, although more distant from shops and services in Ringmer.
08RG	Land adjoining Fingerpost Farm, Ringmer	1.6ha	20	Not Suitable	Not Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Site lies to the south and west of existing planning boundary for the Broyle area of Ringmer. Bus stop is adjacent and is located 900 m from the village centre. Area of potential archaeological interest. Forms part of a green gap between the two parts of the settlement but largely surrounded by residential and employment uses. Site is considered not suitable or available as the northern part is already developed and the southern part is a well established recreation area.
09RG	Avery nursery	1.6ha	0	n/a	n/a	n/a	Filtered	Filtered	Unknown details
10RG	Land off vicarage Way, (NP)	2.5ha	99	Not suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Impact of developing this site on the landscape would be unacceptable, as evidenced by the LCS.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
11RG	Land adjacent to Norlington Court and Bishops Lane	1.94ha	0	n/a	n/a	n/a	Superseded/ Not Applicable	Superseded	See 25RG
12RG	The Old Cowshed, Broyle Lane	0.08	6	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Revised information submitted for assessment by proponent, yield increased above threshold filter. Predominately greenfield site adjacent to planning boundary of Broyle Side. No on site historical or environmental designations. Within walking distance of bus stop but otherwise a car dependent site. Site considered as part of emerging Ringmer Neighbourhood Plan, but for lesser units. Open landscape views to the west which will need to be considered in design but otherwise no issues raised by ESCC landscape architect at this stage. ESCC highways state that suitable access considered achievable, with shared access option preferable.
13RG	Land north of Bishops Lane	2.51ha	0	n/a	n/a	n/a	Superseded/ Not Applicable	Superseded	See 21RG
14RG	Land to rear of Westbourne, Lewes Road C1	0.74ha	12	Suitable	Unknown	Achievable	Developable	Developable - Suitable but Unknown Availability	Greenfield site within planning boundary and within a low density residential development in the south west of Ringmer. Landownership and availability for development unknown. Unclear whether properties (Shepherds Mead and Westbourne) are to be retained. Small western section of site within Archaeological Notification Area. Potential access from Lewes Road if property demolished. Site capacity has been reduced to reflect consideration given to site through Ringmer Neighbourhood Plan process. Site is within 400m of a bus stop.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
15RG	Garage site, Lewes Road C2	0.12ha	8	Suitable	Available In Future	Achievable	Developable		Developable - Suitable but only Available in future	Brownfield site within planning boundary. Site within Archaeological Notification Area and in close proximity to Ringmer Conservation Area. Slightly larger site now assessed in line with site being considered through Ringmer neighbourhood plan process. Plan phases site for development beyond 2025. Within walking distance of village shops and bus stops with services to Lewes and Uckfield.
16RG	Farthings, North Road C3	0.2ha	6	Suitable	Unknown	Achievable	Developable		Developable - Suitable but Unknown Availability	Land on edge of village green which is bounded on all sides by residential development. Ownership and availability is unknown.
17RG	Pippins, Bishops Lane C4	0.4ha	6	Suitable	Unknown	Achievable	Developable		Developable - Suitable but Unknown Availability	Land on edge of village green which is bounded on all sides by residential development. Ownership and availability is unknown.
18RG	Chapters, Bishops Lane C5	0.2ha	6	Suitable	Unknown	Achievable	Developable		Developable - Suitable but Unknown Availability	Land on edge of village green which is bounded on all sides by residential development. Ownership and availability is unknown. Two TPOs recently confirmed along north west and south boundary. Site layout should incorporate TPOs.
19RG	East of Chapters, Bishops Lane Site B	0.2ha	6	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Greenfield Land on edge of village green which is bounded on all sides by residential development. Within walking distance of village services. Bus stop within 400m, no train station in village.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
20RG	Land at the Forge, Lewes Road	1.8ha	22	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	The site is partly within the planning boundary (shop and storage existing on land) with residential development to the east and west. Within walking distance of bus stop and local shops. Area of potential archaeological interest. Relocation of right of way required and possibly a new access. Site boundary has been slightly amended to exclude Forges Cottages and include corner of land to west of site, however this does not alter the overall site capacity.
21RG	Land east of Diplocks Industrial Estate, Bishops Lane	2.5ha	75	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is now being actively promoted through Part 2 of Local Plan. Site is adjacent to planning boundary, within walking distance of bus stop and local shops. Area of potential archaeological interest. Relocation of right of way required. Provision of access required. Significant development in Ringmer would impact upon the Earwig Corner junction. Based on current information and views of ESCC this is considered possible and achievable. 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 few years.
22RG	Land at Middleham. (NP)	2ha	35	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Site adjacent to planning boundary, within walking distance of bus stop and local shops. Impact on landscape is considered unacceptable, as evidenced by the LCS.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
23RG	Land north of Potters Field, Bishops Lane	2.2ha	71	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is within walking distance of bus stop and local shops and services. Area of potential archaeological interest. Provision of access is relatively straightforward. Site should be brought forward with western site to form a comprehensive development and provide defensible landscape buffer. Significant development in Ringmer would impact upon the Earwig Corner junction. Based on current information and views of ESCC and the site proponent this is considered possible and achievable. 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 few years.
24RG	Glebe Land, Ham Lane	0.65ha	20	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	It is a low lying site which is screened at the boundary by trees. Development of the site would be an illogical incursion of the village into the countryside and on balance would have an unacceptable impact upon the landscape. Site has existing field access. However, ESCC highways consider there to be insufficient visibility to gain safe access and therefore object to development in this location.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
25RG	Land east of Norlington Court, Bishops Lane,	1.99ha	64	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is within walking distance of bus stop and local shops. Area of potential archaeological interest. Site should be brought forward with eastern site to form a comprehensive development and provide defensible landscape buffer. Significant development in Ringmer would impact upon the Earwig Corner junction. Based on current information and views of ESCC and the site proponent this is considered possible and achievable. 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 few years.
26RG	Fingerpost Farm, the Broyle, Ringmer	5.6ha	100	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is available. Site is adjacent to planning boundary. Landscape concerns in previous submission have resulted in a reduced site size and capacity. Area of potential archaeological interest. Issues surrounding access points need to be addressed, but thought to be achievable. Within walking distance of bus stop. Nearest local shops are in Ringmer. Known flooding in this area will need to be overcome, although this is considered achievable. Significant development in Ringmer would impact upon the Earwig Corner junction. Based on current information and views of ESCC and the site proponent this is considered possible. 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 few years.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
27RG	Ham Lane	0.48ha	15	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	There is the potential for adverse impact upon the landscape given the scale of the proposal and that there is no immediately adjacent development. At the present time it is considered that the impact would be too great for the site to be considered suitable for residential development.
28RG	Land west of Kerridge, Bishops Lane	0.2	7	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is adjacent to planning boundary. Within walking distance of shops and bus stop. Site has residential use to east and south. Access is thought to be achievable.
29RG	Land north and east of Broyleside		400	Not Suitable	Available	n/a	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Greenfield site adjacent to planning boundary. Not within walking distance of shops, services or train station. Within 400m of bus stop. Not within walking distance of primary school, approx 1.3km from college. No on-site environmental designations exist. LCS indicates negligible/low capacity to change. Landscape is open in character and difficult to mitigate against impacts of development.
30RG	Land east of Broyleside		180	Not Suitable	Available	n/a	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Greenfield site adjacent to planning boundary. Southern part of site is within an area of flood risk (Flood Zone 3). Not within walking distance of shops, services or train station. Within 400m of bus stop. Not within walking distance of primary school, approx 1km from college. LCS indicates negligible/low capacity to change. No on-site environmental designations. Landscape is open in character and difficult to mitigate against impacts of development.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
31RG	Land at Lower Lodge Farm, Laughton Road	3.5	100	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Recent SHLAA review work concluded that previous concerns of intrusion into the countryside could be mitigated through reduced capacity. Greenfield site adjacent to planning boundary. Not within walking distance of shops, services or train station. Approximately 500m of bus stop. Not within walking distance of primary school, approx 900m from college. No environmental designations. LCS indicates a high capacity for change. ESCC Landscape Architect concerned with development setting precedent for urban sprawl and therefore requires a strong landscape boundary to limit sprawl at Lower Lodge development. Features such as pond and trees must be retained.
32RG	Parcels of land at Broyle Close (Parcels (A), (B) and (C))	0.25	6	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Detached Brownfield sites located within the planning boundary of Broyleside. Currently used as residential garages and amenity land. Within walking distance of bus stop, but nearest train station is in Lewes Town. Environmental Health require investigation into potential land contamination and surface water management due to history of pluvial and fluvial flooding in area. No shops or key services within reasonable walking distance, nearest services located in Ringmer. ESCC highways identify access constraints to parcel A.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
33RG	Land south and east of Elphick Road	Approx 2	20	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site adjacent to planning boundary. Area of Archaeological Notification Area. Site is available. Within walking distance of bus stop. Nearest local shops are in Ringmer, not within walking distance. Known flooding in this area will need to be overcome, although this is considered achievable. LDC Landscape Capacity Study indicates a medium capacity for change, although this is recognised to be limited to smaller parcels adjacent to existing areas of development.
34RG	Land west of Vicarage Close		10	Suitable	Unknown	Achievable	Developable	Developable - Suitable but Unknown Availability	Greenfield site, adjacent to the planning boundary. Currently used as a private orchard. Within South Downs National Park and Archaeological Notification Area. Adjacent to Ringmer Conservation Area. Site being promoted through Ringmer Neighbourhood Planning process and phased for the end of the Plan period. Only feasible access appears to be through Vicarage Close which is private road. ESCC highways state that access would require widening and sufficient parking provided to avoid overspill into Vicarage Close. ESCC landscape officer states that careful consideration should be given to the loss of a potentially historic landscape.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
35RG	Land at Neaves Paddock, Laughton Road		6	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site within 500m of planning boundary. Currently grassland. Within an Archaeological Notification Area. Site is being promoted through Ringmer Neighbourhood Planning process and phased for the start of the Plan. ESCC highways suggest that the 40mph zone should be extended to include site. Access can be from either Laughton Road or Neaves Lane but should be a shared access (however Neaves Lane would require widening). Site is not within walking distance of village shops or bus stops with frequent services. ESCC Landscape Architect that development would need to be consistent with existing ribbon development characterised by setback frontages and long gardens to the rear.
36RG	Springett Avenue shopping precinct		14	Suitable	Unknown	Achievable	Developable	Developable - Suitable but Unknown Availability	Brownfield site located within the planning boundary of Ringmer village. Currently retail units on ground floor and residential above. Within Archaeological Notification Area and adjacent to Ringmer Conservation Area. Site being promoted through Ringmer Neighbourhood Planning process and phased for latter part of draft Plan. ESCC highways require details from RPC to provide full comments, however noted that site is multi-use with potential for conflict over parking. ESCC Landscape Architect considers that development could enhance townscape (if proposed to redevelop site). Within easy walking distance of village services and frequent bus services to Lewes and Uckfield.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
37RG	Land west of Lower Lodge Farm		30	Suitable	Available In Future	Achievable	Developable	Developable - Suitable but only Available in future	Greenfield site adjacent to planning boundary. Currently vacant field. 50% of site is within an Archaeological Notification Area. Site is being promoted through the Ringmer Neighbourhood Plan process, phased for middle of Plan (2016-2024). ESCC highways state that access from Laughton Road achievable. Links from site to pedestrian walkway on south side of Laughton Road should be provided. Site is not within walking distance of regular bus service. ESCC Landscape Architect states that site is in a sensitive location due to open nature of site, however there is scope to conserve and enhance the local landscape. Scope for some development but with a very well defined new edge with bold woodland planting. Industrial estate west of site has potential for noise nuisance.
01SF	Land to the South of Chyngton Way, Seaford	2.75ha	40	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site adjacent to planning boundary and within walking distance of a local shop. ESCC highways state that access does not raise any concerns. Potential landscape impact but mitigation considered achievable. Opportunity to improve urban edge. Capacity is reduced from initial suggest 83 units to reflect landscape concerns. Small north east corner is an area of archaeological interest, however, this is not considered a showstopper at this stage. Bus stop within walking distance of site. Not within walking of town centre, car dependent site.
02SF	North of Rookery Hill	n/a	0	n/a	n/a	n/a	Filtered	Filtered - Unknown Location or Details	Filtered at initial stages (Open House site)
03SF	East of Normansal Park Avenue	n/a	0	n/a	n/a	n/a	Filtered	Filtered - Unknown Location or Details	Filtered at initial stages (Open House site)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
04SF	Gas Works Site, Blatchington Road	0.34ha	30	Suitable	Unknown	Unknown or Marginal	Developable	Developable - Suitable but Unknown Availability	Brownfield site within urban area close to town centre services and transport link. Site ownership is unknown. Site has been allocated for residential development for 11 years with no substantial progress towards a scheme, suggesting there may be current viability risks, due to the need to remediate contaminants. Within an Archaeological Notification Area. Approx. two thirds of site also sits within flood zone 3.
05SF	East Street Car Park	0.15ha	10	Suitable	Available In Future	Achievable	Developable	Developable - Suitable but only Available in future	Brownfield site within urban area on edge of town centre. Within walking distance of shops and services. Existing use on site may need to be retained for a period. LDC asset review report identifies cost-benefit of car park needs to be assessed and as such site is not currently available, but may be at a particular point in the future. Within an Archaeological Notification Area.
06SF	Land north of Seaford	n/a	0	n/a	n/a	n/a	Filtered	Filtered - Unknown Location or Details	
07SF	Sutton Road car park	0.03ha	0	n/a	n/a	n/a	Filtered	Filtered - Site Below Dwelling Threshold	Filtered at initial stage (threshold)
08SF	Site 1 - Land North of Crown Hill off Firle Road	0.3ha	7	Suitable	Unknown	Achievable	Developable	Developable - Suitable but Unknown Availability	Greenfield site adjacent to planning boundary. Reduced capacity in revised submission. Alternative access from south of site also suggested but requires further assessment as is third party land. TPO group along eastern site boundary has been recently revoked but should be retained as contains site from wider landscape impacts.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
09SF	Site 2 Land North of Crown Hill Off Firle Road	0.68ha	10	Not Suitable	Unknown	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Greenfield site, partially out of planning boundary. Majority of site (all excluding existing dwelling) covered by Group TPO. These would need to be removed to achieve development. Marginal achievability due to required upgrading of track to provide access.
10SF	Site at the Beachcomber, Dane Road, Seaford	0.45ha	45	Suitable	Available	Achievable	Deliverable	Under construction	Within the planning boundary and within walking distance of bus stop, train station and town centre, including supermarket. Has an existing access point. 7 net units completed.
11SF	The Hawth, Surrey Road, Seaford	1.06ha	10	Not Suitable	Available	n/a	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Overriding concern of this site is the townscape sensitively. Site is part of a strategic gap between Seaford and Bishopstone supported by previous appeal decisions stating "that unacceptable harm would be caused to the nature and function of the land within the urban fabric of both this part of Seaford and of Bishopstone as a presently visually separate entity." It is also considered an important green open space and that conspicuous development would erode the unspoilt natural qualities of the site, and diminish the integrity and value of an important buffer." Boundary amended to reflect recent resubmission by proponent.
12SF	76 Rookery Way, (NP)	1.77ha	24	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Site resubmitted with reduced capacity. Site is adjacent to planning boundary and within walking distance of bus stop. Has existing access. Relocation of rights of way required. Site is found to be not suitable due to impact of landscape, as evidenced by the Landscape Capacity Study. ESCC Landscape Architect states that it is unacceptable to extend development into South Downs National Park in this location. Views to site would not satisfy NP purpose to enhance or conserve existing landscape.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
13SF	Former Central garage, Sutton Park Road		27	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield urban site. Within walking distance of bus stop, train station, shops and services. Approximately 500m from primary school and 1.5km from secondary school. No on-site environmental designations. Site is currently vacant. Site has planning permission (LW/11/0923) for retail and residential.
14SF	Buckle Car Park, Marine Parade (parcels A & B)	0.32	7	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within the planning boundary. Currently used as a car park. Within walking distance of bus stop and train station. Has existing vehicular access. No shops or services within walking distance. Environmental Health require further investigation due to potential land contamination. ESCC Landscape Architect states that development has potential to improve streetscape.
15SF	Buckle Car Park, Marine Parade (Parcels A,B C)	0.13	10	Suitable	Available in Future	Achievable	Developable	Developable – Suitable but only available in Future	Brownfield site within the planning boundary. Currently leased on a long term basis hence available in future. Within walking distance of bus stop and train station. Has existing vehicular access. No shops or services within walking distance. Environmental Health require further investigation due to potential land contamination. ESCC Landscape Architect states that development has potential to improve streetscape.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
16SF	Chalvington Field at Normansal Park Avenue	2.4	20	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site predominantly within South Down National Park. Currently used as open space and recreation ground. TPO group runs along western boundary. Within walking distance of a bus stop, but not within reasonable walking distance of train station (approx 1 mile). Reduced site capacity to address concerns raised by ESCC landscape architect and SDNP Authority planning officers. Development in the northern part of the site should be avoided and boundary buffering strengthened as mitigation to landscape concerns.
17SF	Downs Leisure Centre, Sutton Road		n/a	n/a	n/a	n/a	Filtered	Filtered - Unknown Location or Details	Site submitted as a representation on the Emerging Core Strategy for potential redevelopment. However, lack of details submitted to adequately assess.
18SF	6 Steyne Road		6	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site located within Seaford planning boundary. Within walking distance of town centre, bus services and train station. Site is currently vacant B2 use unit. Principle of residential development on site is being promoted through planning process.
19SF	Territorial Army Centre, Drill Hall Broad Street, Seaford		12	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site located within Seaford planning boundary. Within walking distance of town centre, bus services and train station. Principle of residential use on site already established through previous planning application approval.
20SF	Holmes Lodge, 72 Claremont Road, Seaford		12	Suitable	Unknown	Achievable	Developable	Developable - Suitable but Unknown Availability	Brownfield site located within planning boundary. Within walking distance of bus stop, train station and town centre services and facilities. Principle of housing development at located has been established through planning (LW/07/0834). Application expired, hence unknown availability.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
21SF	51 - 53 Blatchington Road, Seaford		9	Suitable	Unknown	Achievable	Developable	Developable - Suitable but Unknown Availability	Brownfield site located within planning boundary. Within walking distance of bus stop, train station and town centre services and facilities. Adjacent to Archaeological Notification Area. Within flood zone 3a. Principle of housing development at located has been established through planning (LW/08/0969 - Outline). Application expired, hence unknown availability.
22SF	Land at Florence House, Southdown Road	2.4	10	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site adjacent to planning boundary. SDNP borders site. Within Archaeological Notification Area and Heritage Coast designation crosses eastern boundary. ESCC highways consider access is achievable. If a higher number of units were considered (proponent also suggested 72 units) then provision of footways along Southdown Road would be expected. Site is not within recommended walking distance of public transport or town centre services. ESCC landscape architect highlights site is within sensitive location which would be unsuited to a large development. Smaller development possible.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
23SF	Former Wynne's Nursery, Sutton Drove		7	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within Seaford planning boundary. Currently vacant site with dilapidated building associated with previous nursery use. TPO group designation in south east corner edge of site, any potential impacts should be avoidable through layout. Site within walking distance of bus stop with services to town centre and train station. Site just within walking distance of town centre. Site has access onto Sutton Drove. ESCC highways require minor improvements to access and footway along site frontage. ESCC landscape architect considers that development of site would be potential enhancement to townscape. Site been promoted through planning process (LW/13/0520) but refused on design grounds, however principle is accepted.
24SF	Station Approach/ Dane Road		10	Suitable	Unknown	Achievable	Developable	Developable - Suitable but Unknown Availability	Brownfield site in town centre location. Highly sustainable site adjacent to town centre services, train station and within walking distance of bus stop. Adjacent to grade 2 listed building and in close proximity to Seaford Town Centre conservation area and Archaeological Notification Area. Previous planning approval (LW/04/1665) expired, intentions of landowners unknown.
25SF	Land at Elm Court, Blatchington Road		8	Suitable	Unknown	Achievable	Developable	Developable - Suitable but Unknown Availability	Brownfield site in central location. Currently location of temporary library but anticipated to cease in summer 2014. Within Archaeological Notification Area. Adjacent to TPO group along northern boundary. Splinter of flood zone 3a through site. Within close proximity to Seaford East Blatchington conservation area. Previous approval (LW/09/0092) expired with unclear intentions of landowner. No objections from highways raised in application.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
26SF	Land at East Albany Road/ Sutton Drove		6	Suitable	Unknown	Achievable	Developable		Developable - Suitable but Unknown Availability	Greenfield infill site in central location. Within walking distance of bus stop and town centre services. No environmental or historical constraints identified on or adjacent to site. Previous approval (LW/09/1082) expired, intentions of landowner unknown. No objection raised in application.
27SF	Seaford Constitutional Club, Crouch Lane	0.31	12	Suitable	Not available	Achievable	Not Deliverable or Developable		Not Deliverable or Developable – Not Available	Brownfield site within the planning boundary and established residential area. Seaford constitutional club currently occupies the site which appears to be in active use and therefore considered not available. Located within Archaeological Notification Area and adjacent to Seaford Town Centre Conservation Area. A Grade 2 listed building is also within close proximity of site. Any development of the site would need to take these sensitivities into consideration. Site is within walking distance of town centre, bus stop and train station.
01WV	Plot North/west of Slugwash Gardens. Slugwash Lane, Wivelsfield Green	0.36ha	4	n/a	n/a	n/a	Filtered		Filtered - Site Below Dwelling Threshold	Filtered at initial stage (threshold)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
02WV	Land at Greenhill Way/Ridge Way nr. Wivelsfield	6ha	175	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	The site adjoins residential development to the north and west and is reasonably well screened from the wider countryside to the east and south by the woodland. No apparent on-site constraints exist. Development of this site is likely to have an impact on the strategic road network (particularly on the A272) and therefore West Sussex County Council consider that the Haywards Heath Relief Road will need to be in place to mitigate this impact. This is not due for completion until 2016, although does not impact on availability of site. The site would have no abnormal build costs and is located within an area with a relatively strong housing market. South part of site is slightly more visible and open but still well related to built up area, strong landscaping along southern boundary to mitigate impact on landscape.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
03WV	Land at Eastern Road/Green Lane	6ha	150	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Both areas of land (currently agricultural fields) are well contained from the wider landscape however, any development should not extend south of the southerly boundary of the school and should define a new landscaped edge with strong tree belts. Site has good access to local services and facilities. The western field is surrounded on two sides by residential development and the eastern field is partially bounded by residential development and Wivelsfield primary school. ESCC highways consider that access is achievable. Surface water drainage issues would need to be addressed for any scheme on this site. The site is under option to a developer, hence it is available. ESCC highways' policy position currently considers that any significant development (more than 80 units) at Wivelsfield Green which significantly increases traffic through Ditchling village, where there are known localised congestion problems, is unacceptable. As such the site's overall suitability is subject to further transport assessment to determine the level of impact and potential mitigation.
04WV	Land off Theobald's, Wivelsfield, Burgess Hill	2.33ha	0	n/a	n/a	n/a	n/a		Complete	Development complete.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
05WV	Land at Coldharbour Farm, Wivelsfield Green	3.84ha	65	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is well contained from the wider landscape. It has good access to local services and facilities and no apparent on-site constraints. Capacity reduced slightly to reflect that NW corner has been developed. The site borders existing residential development to the north and access is considered achievable. The site is within single ownership. ESCC highways' policy position currently considers that any significant development (more than 80 units) at Wivelsfield Green which significantly increases traffic through Ditchling village, where there are known localised congestion problems, is unacceptable. As such the site's overall suitability is subject to further transport assessment to determine the level of impact and potential mitigation.
06WV	Antye Farm & Gamble Mead, Theobalds Rd, Burgess Hill	24.9ha	500	Not Suitable	Unknown	n/a	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	There are a significant number of negative factors associated with this site, which is comprised of three parcels of land. Development of this site will result in an unacceptable impact on the existing landscape features and the areas of ancient woodland. No means of a suitable and viable vehicular access is currently identified for the site and it is considered likely to have a significant detrimental impact on the road network due to the development capacity. In order to resolve access issues, third party land is likely to be required, hence an unknown availability exists. Even if this can be resolved the site would only be available in the future as it could require completion of the Haywards Heath Relief Road (due in 2017), in order to mitigate the impact on the road network.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
07WV	Land East of B2112 Wivelsfield	approx. 5ha	0	n/a	n/a	n/a	Superseded/ Not Applicable	Superseded	See 14WV
08WV	The Homestead, Homestead Lane, Burgess Hill	3.6ha	55	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Few on-site constraints and existing residential development to the west, where a suitable point of access exists. Mature trees on the other site boundaries would minimise any landscape impact. Local services and train station approx 1.5km from the site. Owner now states that the site is no longer restricted to coming forward until after 2018. The site is unlikely to have abnormal build costs and is located within an area with a relatively strong housing market.
09WV	Land at North Common Road	4.5ha	75	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	The site has no apparent on-site constraints and is well contained from the wider landscape, hence minimal landscape impact. Access is achievable and the site is in single ownership. ESCC highways' policy position currently considers that any significant development (more than 80 units) at Wivelsfield Green which significantly increases traffic through Ditchling village, where there are known localised congestion problems, is unacceptable. As such the site's overall suitability is subject to further transport assessment to determine the level of impact and potential mitigation.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
10WV	Land at east of Valebridge Road, Burgess Hill	6.5ha	150	Suitable	Unknown	Achievable	Developable	Developable – Suitable but unknown availability	Few on-site constraints and existing residential development to the west, where a suitable point of access exists. Mature trees on the other site boundaries would minimise any landscape impact. Local services and train station approx 1.5km from the site. Site in multiple ownership with no clear coordinated approach by proponents. The site is unlikely to have abnormal build costs and is located within an area with a relatively strong housing market.
11WV	Land south east of Haywards Heath (Hurstwood Lane) MSDC owned, but within Lewes District	13.8ha	0	n/a	n/a	n/a	Filtered	Filtered - Unknown Location or Details	
12WV	Land at Medway Gardens	1.1ha	37	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Few on-site constraints and existing residential development to the west, where a suitable point of access exists. Site is reasonably well screened from the wider landscape to the east by trees. Although there are several different owners and access would be required through Sunnybrae, the proponent has indicated that agreement has been reached with all concerned. The site is unlikely to have abnormal build costs and is located within an area with a relatively strong housing market.
13WV	Land to the west side of Slugwash Lane, Wivelsfield	1.27ha	0	n/a	n/a	n/a	Filtered	Filtered - Site Below Dwelling Threshold	Filtered at initial stage (threshold)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
14WV	Land East of B2112, Wivelsfield	15ha	100	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	The site borders residential development to the north and does have some partial screening from the surrounding landscape. Southern part of previous extent of site had unacceptable impact on landscape as evidenced by the LCS. These concerns are considered resolvable through reduced site size and capacity. ESCC highways' policy position considers that a site of more than 80 units at Wivelsfield Green would have unacceptable traffic impacts through Ditchling village, where there are known localised congestion problems. As such, the site's overall suitability is subject to further transport assessment to determine the level of impact from increased traffic and potential mitigation.
15WV	Eastern Road, Wivelsfield (Wholly contained within 03WV)	6.13ha	190	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Both areas of land (currently agricultural fields) are well contained from the wider landscape and have good access to local services and facilities. The site is surrounded on two sides by development and access is considered achievable. Surface water drainage issues would need to be addressed for any scheme on this site. The site is under option to a developer, hence it is available. ESCC highways' policy position considers that a site of more than 80 units at Wivelsfield Green would have unacceptable traffic impacts through Ditchling village, where there are known localised congestion problems. As such, the site's overall suitability is subject to further transport assessment to determine the level of impact from increased traffic and potential mitigation.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
16WV	Site at Haywards Heath, east of Hurstwood Lane	6.7ha	201	Not Suitable	Unknown	n/a	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	This site is not considered suitable as it would be a stand alone development in the open countryside and not relate to the current built up area of Haywards Heath. It is also considered that development on this site could be damaging in landscape terms, as evidenced by the LCS, and the access may not be suitable given the amount of development that this site could deliver
17WV	Site north of Abbots Leigh	9.1ha	243	Not Suitable	Unknown	n/a	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Site would need to be accessed from the A272, which is approximately 300 metres to the north of the site. This access is only likely to be achievable if the land to the north (within Mid Sussex) comes forward for development. This appears unlikely given that Mid Sussex DC have not even assessed this option. Because of this the site is not considered suitable due to it being within an isolated location, with no means of access. Development in this location is also likely to have a significant landscape impact. Ownership of the site is also unknown.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
18WV	Land at The Nuggets, Valebridge Road	1.2ha	14	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Few on-site constraints. Existing residential development to the west. Mature trees screen site minimising any visual impact on the surrounding landscape. Access possible through Woodreeves. Local services and train station are approx 1.5km from site. Previous increase in capacity resulted from the promotion of a previous wider scheme incorporating land to the south. The capacity indicated here reflects a capacity which is considered acceptable as a stand along site. Assumed 'The Nuggets' to be demolished as part of development. Further assessment of the Ancient Woodland and surrounding suggests that development should be kept to the west of the site. Capacity reduced to reflect Ancient woodland designation at eastern end of site.
19WV	Land at Oakfields, Theobalds Road	0.72	10	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site. Accessed off of Theobalds Road, a private road on to Valebridge Road. Within a low density residential area. Local services and train station are approximately 1km away, site is within walking distance of bus stop. ESCC Landscape Architect states that landscape features should be retained to mitigate landscape impacts and retain local character. Capacity reduced to take into account existing low density and TPOs.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
20WV	Springfield Industrial estate, B2112	2.3	40	Not suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Well contained greenfield site outside the planning boundary. Concerns over odours from adjacent sewage works and land contamination from associated onsite commercial nursery uses. Although the contamination issue can be overcome there is no evidence at present to suggest that the odour issue from the adjacent sewage works can be overcome. Flood zone 3 along south west boundary. Not within walking distance of shop/post office. Approximately 1.5km from primary school. No on-site environmental designations.
21WV	Land between The House and Magpie Ridge		6	Not suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Greenfield site, approximately 450m from Wivelsfield Green planning boundary at the end of ribbon development along South Road. Site 50% covered by ancient woodland which would need to be removed to achieve the capacity. Two thirds of site is Archaeological Notification Area. ESCC highways consider that access is unlikely to be achievable due to required visibility splays along derestricted road. Site not within walking distance of local shops or public transport offering regular services. ESCC landscape architect states that impact on landscape would depend on eventual density, any development would need to be of similar character to existing adjacent development (large detached plots).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
22WV	Land at the Homestead and The Nuggets		70	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Submission is combination of 08WV and 18WV. Greenfield site within 500m of planning boundary. Not within walking distance of bus stop or train station (Wivelsfield Station, approx. 1km). Nearest town centre is Burgess Hill, approximately 1.7km. Ancient woodland along northern and eastern boundaries, TPO group along Homestead Lane. Access achievable from Valebridge Road (WSCC) through north part of site (Nuggets). Potential secondary access reliant on third party. Potential impact of nearby dog kennels on residential amenity. Site is well contained by boundary trees. Internal trees should be retained to break up the otherwise large field. ESCC landscape architect states that retention of mature trees will help in providing a buffer to countryside. Site capacity reduced to reflect above constraints.

1. The National Planning Policy Framework (NPPF) requires Local Planning Authorities (LPAs) to *identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements*¹.
2. The purpose of this note is to update the District Council's five year housing land supply position to reflect the position as at 1 April 2014. This note concludes that the Council is unable to demonstrate a five year supply of deliverable housing land.
3. In updating the housing land supply position the Council has considered the outcomes of recent planning appeal decisions, the NPPF, the recent publication of Government's National Planning Policy Guidance (NPPG), the current status of the Lewes District Council (LDC) and South Downs National Park Authority (SDNPA) Joint Core Strategy, recent case law and legal advice.

Housing Requirement figure

4. To date the South East Plan (SEP) housing requirement figure (4,400) has been used in calculating the Council's housing supply position. However, with the revocation of the SEP (25 March 2013) and paragraph 30 of the NPPG, which expresses caution in using out of date evidence from revoked regional strategies, it is considered that the 4,400 SEP housing requirement figure should no longer be used in calculating the Council's five year supply².
5. Paragraph 30 of the NPPG (housing and economic land assessment) also states that where emerging plans are not capable of carrying sufficient weight, the latest full assessment of housing needs should be considered. At this point in time the Joint Core Strategy is yet to be submitted to the Secretary of State for examination and so carries limited weight. Recent housing need work³ considers Lewes district's objectively assessed need to be between 9,200 and 10,400 units between 2011/12 and 2030/31 (460 and 520 units per annum respectively), and this level of need has been agreed by both LDC and SDNPA.
6. Up until the point the housing delivery target in the Joint Core Strategy can be used as the basis for establishing housing land supply calculations, a mid-range point of 9,800 units (490 p.a.) is taken as the housing requirement figure for the purposes of establishing the five year supply for Lewes District.

Additional supply buffer

7. Paragraph 47 of the NPPF states that LPAs must include an additional 5% buffer against their housing requirements to ensure choice and competition in the market for land. This additional percentage buffer increases to 20% where LPAs have a record of persistent under delivery of housing.

¹ Paragraph 47 of NPPF

² Paragraph 30 of section 6 NPPG (http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/stage-5-final-evidence-base/#paragraph_030)

³ Joint Sussex Coast Housing Market Authorities Housing Study

8. A 5% buffer is applied in the Council's five year calculation as it is considered that there has not been a persistent under delivery against the SEP target (see *table below*).

Year	Net completions	Annualised Target
2006/ 07	296	220
2007/ 08	416	216
2008/ 09	257	205
2009/ 10	175	202
2010/ 11	161	204
2011/ 12	247	206
2012/ 13	218	203
2013/ 14	113	202
Total	1,883	-

Housing Land Supply - Commitments

Planning permissions

9. Large and small sites benefitting from planning permission, as at 1 April 2014, and which are expected to contribute completions within the next five years are included in the five year housing supply calculation. As at 1 April 2014 there were 772 net outstanding permissions on large sites and 125 net outstanding permissions on small sites. Small site permissions include a 35% discount to allow for non-implementation of permissions⁴.
10. As at 1 April 2014 eight sites had a resolution to approve subject to Section 106 legal agreement sign off. At the time of preparing this note, five out of the eight sites were considered deliverable and as such could be included in the five year housing supply calculation. These sites total 142 net units.

Other Deliverable sites

11. In addition to the above, three further deliverable sites, in line with footnote 11 of the NPPF, have been identified and as such are considered to contribute to the Council's five year housing supply. These additional sites are made up of one unimplemented 2003 Local Plan allocation (40 units) and two sites where the principle of residential development has been accepted through recent planning decisions and are identified in the Strategic Housing Land Availability Assessment (SHLAA) as deliverable (total of 79 units).

Windfall Allowance

12. Paragraph 48 of the NPPF allows LPAs to include an allowance for windfalls in the five year supply so long as it can be demonstrated that windfalls have been, and will continue to be, a reliable source of supply. It also states that any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall and expected future trends, and should not include residential gardens. In considering historic rates of small site completions⁵ an allowance of 37 units p.a. has been included in the five year supply calculation.

⁴ The 35% discount has been calculated by looking at the pattern of individual small site permissions and completions to determine the proportion of small site permissions which were never implemented.

⁵ Only small site completion rates were considered in determining a windfall allowance rate so as to avoid potential double counting with SHLAA sites (large sites of 6 or more units). Completions on residential

Five Year Housing Land Supply Calculation

		Units
A	OAN figure <i>(OAN figure annualised)</i>	9,800 <i>(490)</i>
B	Net Completions (2011/12 to 2013/14) ⁶	578
C	Residual Requirement <i>(Residual annualised)</i>	9,222 <i>(543)</i>
D	Residual 5 year requirement <i>(543 x 5)</i>	2,712
E	NPPF 5% buffer <i>(0.05 x 2,712)</i>	136
F	Backlog (490 x 3 – 578)	892
G	Total 5 year requirement figure <i>(Annualised over 5 years)</i>	3,740 <i>(748)</i>
H	Commitments <i>Large and small sites with planning permission</i> <i>Sites subject to Section 106</i> <i>Unimplemented Local Plan Allocations</i> <i>Deliverable SHLAA sites</i> <i>Windfall allowance</i>	1,343 897 142 40 79 185
I	Supply Percentage (G / F x 100) Years	36 1.80

PLEASE NOTE: The above represents the housing land supply position within the context of the objectively assessed need for housing within the district. Both the District Council and South Downs National Park Authority recognise that this level of need cannot be sustainably delivered within the district and are pursuing a housing delivery target that falls significantly short of this level of need. As soon as we are of the view that this housing delivery target, as set out in the Joint Core Strategy, can be used as the basis for calculating our housing land supply, this position statement will be updated.

This note supersedes the previous housing land position note, as at 1 January 2014.

gardens were also excluded. Further information on the windfall rate can be found in the 2014 Housing Background Paper on the Council's website.

⁶ Total net completion figure is calculated on same period as OAN assessment period (2011/12 to 2030/31) rather than previous SEP period used.

Appendix 4 Maps

