

Lewes District Council

**Strategic Housing and Economic Land
Availability Assessment (SHELAA)**

Section 7 - APPENDICES

August 2017



Lewes District Council

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 Local Plan Part 2 (or Neighbourhood Plans) and acquire planning permission before completions can occur. Adoption of Local Plan Part 2 is currently anticipated for 2018. A notional start date, allowing a year from adoption for planning permission to be obtained, of 2019 is given, unless a site proponent has indicated otherwise. Notional start dates also account for sites which are already allocated and/ or have planning permission.

Site ref	Location	Potential Capacity	Build rate (p.a.)	Notional start date	April 2017 – March 2022	April 2022 – March 2027	April 2027 – March 2030
03BA	Hillside Nurseries, High Street,	6	6	2022		6	
05BA	Land adjacent to High Street	25	25	2022		25	
07BA	Land north of High Street	10	10	2022		10	
08BA	Land at Bridgelands	7	7	2022		7	
05CH	Land fronting Mill Lane, South Chailey	10	10	2018	10		
08CH	Land at Layden Hall, East Grinstead Road	6	6	2018	6		
12CH	Land at Newick/North Chailey	20	20	2022		20	
15CH	Land at Glendene Farm, Station Road, North Chailey	10	10	2018	10		
16CH	Land at Oxbottom Lane,	20	20	2018	20		
20CH	Land south of Fairseat House, Station Road	15	15	2022		15	
21CH	Land south of Fairseat House and west of Oxbottom Lane.	30	30	2018	30		
26CH	Kings Head, East Grinstead Road, North Chailey	15	15	2017	15		
05HY	Old Hamsey Brickworks	49	49	2018	49		
10HY	Covers yard, west of A275	27	27	2017	27		
02NH	Seahaven Caravans, Railway Road,	22	22	2018	22		
13NH	Southern Water Pumping Station, Fort Road	6	6	2022		6	
16NH	The Old Shipyard, Robinson Road,	66	40	2022		66	
17NH	Land to west of St Lukes Court, Church Hill,	12	12	2018	12		
19NH	Land at Eastside, Newhaven, South of the Drove.	190	40	2017	120	70	
20NH	Eastside land, Newhaven	190	40	2017	120	70	

27NH	Site 4 – on Crest Road and Fairholme Road, Denton	8	8	2018	8		
31NH	The Marina (phase 3 of LDLP NH6)	100	40	2019	40	60	
32NH	West of Meeching Quarry	125	40	2019	80	45	
34NH	Land south of Valley Road	24	24	2018	24		
35NH	South of Valley Road	85	40	2022		85	
38NH	Land at Harbour Heights, Meeching Quarry and west of Meeching Quarry	400	80	2019	160	240	
39NH	Robinson Road Depot, Robinson Road	80	40	2022		80	
40NH	LDC Offices at Fort Road	6	6	2018	6		
42NH	South of Harbour Heights, W. Meeching Quarry and south part of quarry	400	80	2019	160	240	
46NH	Parker Pen site, Railway Road	145	50	2018	145		
48NH	Land at Railway Quay	25	25	2022		25	
51NH	Newhaven Police Station, South Road	10	10	2018	10		
52NH	Newhaven Fire Station, Fort Road	7	7	2017	7		
54NH	Royal Mail Delivery Depot	10	10	2022		10	
55NH	Former Grays Infant School, Western Road	25	25	2018	25		
60NH	Harbourside Inn, Fort Road	5	5	2017	5		
64NH	Unit 1, Newhaven Workshop	35	35	2018	35		
03NW	Land off Allington Road, Newick	30	30	2018	30		
07NW	Land south of Alexander Mead, Newick	7	7	2018	7		
08NW	25 Newick Hill & other land adjacent to Cricketfields,	31	31	2017	31		
11NW	Land to east of the telephone exchange, Goldbridge Road,	30	30	2018	30		
13NW	Land at Rathenny, Allington Road	30	30	2018	30		
16NW	Land south of Allington Road	50	50	2018	50		
17NW	P&K Autos / 15 Church Road	6	6	2027			6
19NW	Land west of The Pines, 95 Allington Road	8	8	2022		8	
20NW	Land rear of 45 Allington Road	23	23	2018	23		
21NW	Land rear of 45 & 55 Allington Road	50	50	2018	50		
22NW	Land east of Oakside, Goldbridge Road	38	38	2018	38		
24NW	Land at 104 Allington Road	10	10	2022		10	

26NW	Land at Mitchelswood Farm, Allington Road	50	50	2018	50		
27NW	Land at Woods Fruit Farm, Goldbridge Road	69	30	2018	69		
04PL	Land east of The Rectory, Station Road	30	30	2018	30		
05PL	Land east of Oakfield House Station Road	30	30	2018	30		
10PL	Land east of Nolands Farm	30	15	2018	30		
13PL	Land north east of Wells Close	6	6	2018	6		
14PL	Land south of Riddens Lane	15	15	2018	15		
16PL	Land between West Gate and Chapel Road	40	40	2018	40		
19PL	Land south of Inholmes Farm, Station Road	19	19	2022		19	
20PL	Land north of the Police Station	15	15	2018	15		
03PP	Land at 11A Newhaven Square, Newhaven	8	8	2022		8	
17PP	Tudor Manor Hotel, Eastbourne Road, Seaford	7	7	2017	7		
18PP	The Old Rectory, Heighton Road, South Heighton	11	11	2022		11	
20PP	The Old House Despository, Claremont Road, Seaford	35	35	2017	35		
34PP	1 to 10 Talland Parade, Seaford	10	10	2017	10		
49PP	Mardon Court, Seaford	18	18	2022		18	
53PP	Grassmere Court, Grassmere Avenue, Telscombe	6	6	2017	6		
06PT	Valley Road, Peacehaven	113	40	2022		113	
19PT	Motel, 1 South Coast Road	26	26	2017	26		
20PT	Land north and south of Valley Road	158	40	2022		158	
24PT	Land at Lower Hoddern Farm, off Pelham Rise, East Peacehaven	450	60	2018	120	330	
39PT	Land adjacent to Cliff Park Close	10	10	2022		10	
45PT	Piddinghoe Avenue Car Park	6	6	2018	6		
47PT	Land at Cornwall Avenue	14	14	2018	14		
62PT	Land between 328 & 338 South Coast Road	6	6	2022		6	
64PT	Land at 264 South Coast Road	29	29	2017	29		
01RG	Land at Boyle Gate Farm	100	40	2018	100		
02RG	Diplocks Yard, Bishops Lane	12	12	2017	12		
03RG	Land north of Bishops Lane, Ringmer	110	40	2017	110		

04RG	Land east of Chamberlain's Lane	54	40	2018	54		
06RG	Caburn Field, Anchor Field	40	40	2019	40		
14RG	Land rear of Westbourne, Lewes Road (C1 Site)	12	12	2022		12	
15RG	Busy Bee garage, Lewes Road	8	8	2022		8	
16RG	Farthings, North Road C3	6	6	2022		6	
19RG	East of Chapters, Bishops Lane Site B	6	6	2018	6		
20RG	Land at the Forge, Lewes Road	20	20	2017	20		
21RG	Land east of Diplocks Industrial Estate, Bishops Lane	75	40	2018	75		
23RG	Land north of Potters Field, Bishops Lane	71	40	2018	71		
25RG	Land east of Norlington Lane, Bishops Lane, Ringmer	64	40	2018	64		
26RG	Fingerpost Farm, The Broyle, Ringmer	100	40	2018	100		
28RG	Land west of Kerridge, Bishops Lane	7	7	2018	7		
31RG	Land at Lower Lodge Farm, Laughton Road	50	50	2018	50		
32RG	Land at Broyle Close (Parcels A,B & C)	6	6	2018	6		
33RG	Land South and East of Elphick Road	40	40	2018	40		
35RG	Neaves Paddock, Laughton Road	6	6	2018	6		
36RG	Springett Avenue Shopping Precinct	14	14	2022		14	
37RG	Land west of Lower Lodge Farm, Laughton Road	30	30	2017	30		
38RG	Land south of Upper Broyle Farm, Broyle Lane	20	20	2018	20		
40RG	Boathouse Organic Farm, Uckfield Road	11	11	2017	11		
41RG	Sunnymede Garden, Norlington Lane	9	9	2017	9		
01SF	Land to the south of Chyngton Way, Seaford	40	40	2018	40		
04SF	Gas works site, Blatchington Road	30	30	2022		30	
05SF	East Street Car Park	10	10	2022		10	
08SF	Land north of Crown Hill	7	7	2022		7	
13SF	Former Central Garage site, Sutton Park Road	38	38	2017	38		
18SF	6 Steyne Road	6	6	2017	6		
20SF	Holmes Lodge, 72 Clarence Road, Seaford	12	12	2022		12	

21SF	51 – 53 Blatchington Road, Seaford	9	9	2018	9		
22SF	Land at Florence House, Southdown Road	10	10	2018	10		
24SF	Station Approach, Dane Road, Seaford	10	10	2022		10	
25SF	Elm Court, Blatchington Road, Seaford	9	9	2018	9		
26SF	Land at East Albany Road/ Sutton Drove	12	12	2018	12		
27SF	Seaford Constitutional Club, Crouch Lane	19	19	2022		19	
28SF	Newlands Manor School, Eastbourne Road	140	40	2018	120	20	
29SF	Land rear of Chichester Road	10	10	2022		10	
02WV	Land at Greenhill Way/Ridge Way, nr. Wivelsfield.	175	40	2017	175		
08WV	The Homestead, Homestead Lane, Burgess Hill	55	40	2017	55		
09WV	Land at North Common Road	55	40	2017	55		
10WV	Land east of Valebridge Road, Burgess Hill	150	40	2022		150	
12WV	Land at Medway Gardens	8	8	2017	8		
14WV	Land east of B2112 (Ditchling Road)	95	40	2018	95		
18WV	Land at The Nuggets, Valebridge Road	14	14	2018	14		
19WV	Land at Oakfields, Theobalds Road	10	10	2018	10		
20WV	Springfield Industrial Estate, B2112	30	30	2017	30		
22WV	Land at the Homestead and The Nuggets	100	40	2018	80	20	
23WV	Land west of Slugwash Lane	10	10	2022		10	
24WV	Land opposite the War Memorial, Green Road	10	10	2022		10	
27WV	Land south of Asylum Wood	35	35	2022		35	
29WV	Land at Eastern Road	50	40	2022		50	
Totals					3570	2204	6
Totals (resolving the double counting issue)					2694	1584	6

Appendix 2 Site Assessment Summary

The site assessments present the position as at the 1 April 2017. It may be that since this time issues concerning the site, such as ownership and aspirations for development, may have changed. Where we are aware of such changes between 1st April 2017 and publication of this update, we have accounted for them. Subsequent changes will be reported in the next update to the SHELAA.

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	Unknown	Developable		Developable – Suitable but unknown achievability	Site is predominately greenfield. Edge of village location. Site adjacent to the development boundary and within Barcombe Conservation Area. Within walking distance to village centre services and facilities so considered reasonably sustainable location. Contained from the wider landscape by mature trees which run along former railway track bed with allotments to the west. ESCC landscape architect states that there is capacity within a strong landscape setting. Outbuildings located on site and part of site falls within recreation allocation (BA1) within 2003 Local Plan, retained in the JCS. Discussions between proponent and ESCC highways have concluded that there are acceptable solutions with respect to access provision and passing places. Whilst the access track has now been confirmed to be in the same ownership as the site, the potential identified solutions require third party land where there is no formal agreement as to if and when this will be available. Further discussions are taking place. Required visibility at access point considered achievable with maintenance of vegetation along southern boundary of adjacent field. Proponent considering slightly higher numbers (10) with potential mixed use (B1) element.
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	25	Suitable	Available	Unknown	Developable		Developable – Suitable but unknown achievability	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). Willow cottage in south west corner is identified as Building of Local interest. The Conservation Area Appraisal Statement identifies that this site is integral to the setting of the Conservation Area. Small section of south east corner lies within Archaeological Notification Area. ESCC Archaeologist states a medium potential for archaeological interest, further investigation required. ESCC highways comments indicate that widths and visibility of access point are achievable with maintenance of vegetation along southern field boundary. Road widths are achievable within site's land, however the track is in different ownership and therefore may require agreement for access/ improvement works. LCS concludes a low capacity for change. ESCC landscape architect considers site to be sensitive as open and edge of village location where development would detract from setting of village. It is considered, through Policy 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	Greenfield site, located on the eastern edge of village. 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). ESCC Landscape Architect considers there to be limited capacity close to the road and in a defined line of development.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
07BA	Land north of High Street	0.5	10	Suitable	Available	Unknown	Developable		Developable – Suitable but unknown achievability	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. LCS concludes a low capacity for change. ESCC landscape architect considers site to be sensitive as open and edge of village location where development would detract from setting of village. Small section of south east corner lies within Archaeological Notification Area. Larger site (05BA) was considered through Policy Constraints Work. It is considered that potential landscape and impacts on adjacent conservation area could be mitigated through sensitive design. ESCC highways comments indicate that widths and visibility of access point are achievable with maintenance of vegetation along southern field boundary, however the track is in different ownership and therefore may require agreement between parties for access/ improvement works.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
08BA	Land at Bridgelands	0.55	7	Suitable	Available	Unknown	Developable		Developable – Suitable but unknown achievability	Greenfield site at edge of village. No environmental or historic designations. Site is relatively sustainable location, within walking distance of bus stop, local convenience shop and primary school. Access is via private road, not clear if proponent has agreement to access land for development. Potential for ransom strip. ESCC highways comments indicate that junction is substandard and restricted by bridge to the west. Speed survey needed to determine actual speeds and sightline requirements. Mitigation measures need to be explored to demonstrate achievable, safe access. Pedestrian pavement needs to be provided. Proponent has provided junction sketches which demonstrate required junction improvements are feasible. ESCC Archaeologist states that there is low potential for historic environment in location. ESCC Landscape Architect states there to be potential for development similar to that of nearby development without unacceptable impact on landscape. Mature trees and pond should be retained. Known surface water flooding issues in area; further investigation and mitigation likely to be required.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
09BA	Land at Barcombe, north west of Barcombe village hall	0.3	6	Not Suitable	Available	Unknown	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Assessed at higher end of yield range (6 units: 20dpa in line with CPI). Greenfield site located on the south eastern edge of Barcombe Cross village. Site is much smaller part of previously assessed site (06BA). Small northern section of site within an Archaeological Notification Area. Several TPOs located along western boundary, including along main road – potentially a constraint to provision of access. Adjacent to Barcombe Cross Conservation Area. Suggested access point not provided. ESCC highways state that access onto public highway would have to be from immediately north west of village hall with limited highway frontage. Hedge/ trees (some protected) are likely needed to be removed to obtain both access and visibility, resulting in showstopper. ESCC Archaeologist states that there is medium potential for historic environment in location. No presently recorded heritage assets. Requires archaeological evaluation. ESCC Landscape Architect comments indicate that there may be potential for this scale of development within a well-defined woodland landscape buffer and if development is close to road. LCS indicates a negligible/ low capacity for change within this landscape character area. Wider landscape, particularly to the east and south east, is open and sensitive to longer and relatively uninterrupted views as land slopes away from the edge of Barcombe Cross. Potential need for further demonstration of suitability in landscape terms and achievability of access.
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)
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 – Unknown Location or Details	Filtered at initial stage (Open House)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
04CH	Chailey Brickworks	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stage (Open House) (<i>Chailey brickworks assessed under 19CH</i>)
05CH	Land fronting Mill Lane, South Chailey	0.47ha	10	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site 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 within walking distance (South Street) and bus stop within 200m. LCS indicates that the wider landscape area land north of Mill Lane has negligible/ low capacity for change. However, the site is fairly well contained from the wider landscape by virtue of the rising land to the north. ESCC Landscape Architect states that development of this land in character with existing development would be acceptable and would not adversely impact on the surrounding countryside. Site has existing informal access from Mill Lane which could be improved without significant works. ESCC highways comments indicate that site has potential to be a suitable housing site.
06CH	Land at Gradwell End, South Chailey	3ha	80	Suitable	Not Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Greenfield site adjacent to planning boundary. Agent promoting the site for C2 facilities (institutional); 40 nursing and dementia rooms and 40 extra care units (self contained). Previous concerns around illogical and unnatural protrusion into the countryside of the southern part of the site addressed through reduced capacity and site size. Site now has planning permission (LW/13/0620) for C2 use. Development is under construction.
07CH	Paddock at 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	Achievable	Deliverable	Suitable, Available & Achievable	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 potential impacts of new development on views to south. LCS indicates that land to the east has medium capacity for change. 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 be met by the development. Highways also state that the required visibility sightlines are currently below what is required for the derestricted stretch of road. Confirmed that the above requirements can be delivered within same ownership, reducing risk of delivery. 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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
11CH	Land at North Chailey	0.42ha	13	Not Suitable	Available	Unknown/marginal	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Greenfield land. 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 is currently accessed by a narrow lane which becomes private road serving the school. No indication of ownership of access. ESCC Landscape Architect does not consider the site to have significant impact on the wider landscape, however views from Chailey Common and windmills should be considered.
12CH	Land south of Station Road	2.7ha	20	Suitable	Unknown	Unknown/marginal	Developable	Developable – Suitable but Achievability to overcome risks	Greenfield land. The site is not within walking distance of the range of services and facilities in Newick. North Chailey has limited services. The site is adjacent to existing residential development. No on-site environmental designations exist. Unknown achievability of access at this stage (given that ESCC wish to avoid additional/intensification of existing access points onto the A272). 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. ESCC Landscape Architect considers that development would be infill and acceptable in landscape terms. However, its incremental role in providing a largely undeveloped gap between the 2 settlements will need to be a key consideration through Local Plan Part 2.
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)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
14CH	Starvecrow Farm, South Common	12.5ha	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages (proximity)
15CH	Land at Glendene Farm, Station Road	0.5	10	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 Ancient Woodland (AW) and existing trees should be retained as a defensible boundary. Potential contamination issues investigated as part of planning application (LW/15/0550). ESCC highways consider required visibility to be achievable. Stage 1 Road Safety Audit was satisfactorily carried out as part of planning application. Surface water drainage issues need to be considered but mitigation considered achievable base on investigations undertaken for planning application. Supporting Habitat Survey indicates presence of slow worm and grass snake in north part of site. Considered to be no impact on AW with proposed 15m buffer. Concluded that, with appropriate conditions development, in principle, not likely to significantly impact local species, wider landscape or AW.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
16CH	Land at Oxbottom Lane, Newick (formerly 12NW)	1.2ha	20	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield land. Site is adjacent to low density development on the western fringe of Newick. The site is not within walking distance of the range of services and facilities in Newick. North Chailey has limited services. No on-site environmental designations exist. ESCC highways consider that access is achievable on to Oxbottom Lane with widening up to the junction with the A272. Footways and a crossing to bus stop should be provided. Market factors suggest that this is a relatively buoyant housing market area. ESCC Landscape Architect considers that development would be infill and acceptable in landscape terms. However, its incremental role in providing a largely undeveloped gap between the 2 settlements will need to be a key consideration through Local Plan Part 2. Site forms part of planning application (LW/15/0299) for 30 units; refused. Habitat survey work indicated slow worm and grass snake present (in low numbers) and site foraged by common bat. Mitigation required.
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. ESCC highways state that access should be taken from Mill Lane and footways provided. Overriding concern is impact on landscape due to openness of landscape. ESCC Landscape Architect states that enclosed development would not be in character with existing development. The LCS finds negligible/low capacity for change in this area.
18CH	Land at The Pines	1-1.5	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
19CH	Chailey Brickworks	1.95	48	Suitable	Not Available	Unknown or Marginal	Not Deliverable or Developable		Not Deliverable or Developable – Not Available	Established employment site (brickworks with ancillary uses). Brown field site. Remediating land contamination results in the achievability being unknown due to cost. Within walking distance of bus stop and local shop (South Street). Secondary school and doctors located within South Chailey village. Other services available in Lewes, accessible by bus. Unknown availability for housing due to the brickworks still being operational and no immediate plans to cease. EELA scores site (ELW13) relatively low, due to lack of strategic access, but recognises potential contribution to low value, rural based employment activities. Site is safeguarded for employment use (LDLP saved Policy CH1, taken forward by Core Strategy and relevant considerations of Core Policy 4) should brickworks cease in location. It is unlikely that the site will become available in the timeframe of the Plan (next 15 years) and is therefore not available to consider for alternative uses at this point in time.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
20CH	Land south of Fairseat, Station Road	1.1	15	Suitable	Available	Unknown or Marginal	Developable		Developable – Suitable but Achievability to overcome risks	<p>Site is adjacent to low density development on the western fringes of Newick, although in the parish of Chailey. The site is not within walking distance of the range of services and facilities in Newick. North Chailey has limited services. As such ESCC highways consider site to be car dependent. No on-site environmental designations exist.</p> <p>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. ESCC landscape architect comments state that site is enclosed from wider countryside and the retention of trees and hedges is important to help integrate new development. Consideration of the landscape value of the site and its role as a largely undeveloped gap between the two settlements will to be a key consideration through Local Plan Part 2. TPO Group recently designated in south east corner of site along boundary. Site forms part of planning application (LW/15/0299) for 30 units; refused. Habitat survey work indicated slow worm and grass snake present (in low numbers) and site foraged by common bat. Mitigation required.</p>

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. Site is within walking distance of bus stop but not to village centre services. As such ESCC highways consider site to be car dependent. Access on to A272 for this many units is not considered acceptable. ESCC highways consider that, subject to improvements, access is achievable on to Oxbottom Lane with widening up to the junction with the A272. Footways and a crossing to bus stop should be provided. 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. Landscape Capacity Study indicates a medium capacity for change in this area. Application submitted (LW/15/0299) for residential use; refused. Habitat survey work indicated slow worm and grass snake present (in low numbers) and site foraged by common bat. Mitigation required.

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 relatively 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. The Landscape Capacity Study shows this area to have negligible/low capacity for change. Planning application (LW/15/0885) submitted for 10 units: refused.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
23CH	Land at Manor Farm Cottage, Balneath Gate	1	15	Not suitable	Available	Unknown	Not Deliverable or Developable		Not Deliverable or Developable – Not Suitable	Greenfield site in close proximity to planning boundary. Currently vacant field. Within walking distance of bus stop but not in walking distance of other facilities in South Chailey or South Street. Access is currently via a private road. Unclear if site requires third party land/ agreement to access development. ESCC highways state that junction widths and alignments need to be checked but are potentially achievable. Possible intrusion of hedges of property to south of access. Ancient woodland adjacent to northern boundary. Buffer will be required to mitigate any potential impacts from new development. No environmental or historical designations. ESCC Archaeologist states that there is medium potential for historic environment. LCS concludes Kiln Wood has no capacity for change. Also relates to landscape character area to the south of the bridleway which has negligible/ low capacity for change. ESCC Landscape Architect considers that area has a rural parkland character and that there is open character on both sides of the driveway/ bridleway/ footpath that is significant on this side of the village. In this landscape context the boundary to the built up area should be maintained as the as the ancient track/ byway.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
24CH	Land east of Oxbottom Lane	1.2	30	Not suitable	Available	Unknown	Not Deliverable or Developable		Not Deliverable or Developable – Not Suitable	Greenfield site within 500m of planning boundary. Currently woodland. TPO group designations around majority of site perimeter and several individual TPOs in north part of site. Majority of internal trees will need to be removed to accommodate development as well as a section of protected trees to gain access and sightlines. ESCC highways state that speed surveys required to determine required sightlines. Currently considered unachievable. ESCC Landscape Architect states that the woodland is valuable Green Infrastructure and the Landscape Capacity Study shows low capacity for change. The site is not within walking distance of the good range of services and facilities in Newick. However, site is within walking distance of bus stop. North Chailey has limited services. No environmental or historical designations. ESCC Archaeologist states that there is medium potential for historic environment.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
25CH	Land rear of Hornbuckles Close	1.2	25	Not suitable	Available	Achievable	Not Deliverable or Developable		Not Deliverable or Developable – Not Suitable	Greenfield site within close proximity of planning boundary. No onsite environmental or historical designations. ESCC highways state that access to site (Whitegates Close) is narrow with insufficient width for two way traffic; priority passing will be needed. Further work undertaken by proponent on issues of access has concluded, with agreement of ESCC highways, that suitable access can be achieved from Whitegates Close. ESCC Archaeologist states that there is medium potential for historic environment. Site is relatively well contained and the Landscape Capacity Study indicates the area to have medium capacity for change. However, as the ESCC Landscape Architect states, in this case development would be outside a well defined edge to the village, developing the site would alter the character of the built up area. The site should be kept as open Green Infrastructure. Site is adjacent to parcels of ancient woodland which would require mitigation from potential development.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
26CH	Kings Head, East Grinstead Road, North Chailey	0.29	15	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Predominately brownfield site within the planning boundary. No historical designations on or adjacent to site. No onsite environmental constraints, although within 50m of Chailey Common SSSI and adjacent to Chailey Common Local Nature Reserve. Site is located within walking distance of local convenience store and bus stop with services to Uckfield and Lewes for other key services. Site is well contained from wider landscape. Development in this location will be seen as part of the built up area. ESCC Landscape Architect states that a high quality development, in character with local area, could be acceptable. Site has existing access to car park ESCC Highways state that access is achievable, as per proposed in planning application. Speed survey concluded visibility from proposed access point acceptable. ESCC Archaeologist comments state uncertain archaeological interest with presently no recorded heritage assets, requires further evaluation. Kings Head pub not listed but appears on historic maps-historic building assessment recommended if alterations proposed. Planning application (LW/16/0283) for 15 units; approved. Development now under construction.
01DT	St George's Retreat, Ditchling	n/a	27	n/a	n/a	n/a	n/a	Complete	Development complete
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	Unknown	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.

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 mostly 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	Greenfield site. 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, hence the site is not suitable. ESCC landscape architect considers there to be potential for limited, well defined, development close to Folders Lane which maintains a buffer to the SDNP. Development of site would result in the loss of Fragborrow Nurseries, an operational and established commercial site. Site is adjacent to the National Park. Small eastern section of site within an Archaeological Notification Area.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
08DT	Land off Fragborrow Lane 1	0.5ha	10	Not Suitable	Available In Future	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Greenfield site. Currently woodland. Within close proximity of National Park. 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, hence the site is not suitable. ESCC landscape architect considers there to be potential for limited, well defined, development close to Folders Lane which maintains a buffer to the SDNP. Development would result in the loss of this woodland. Within an Archaeological Notification Area.
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	Site has permanent planning permission for use as a car park associated with the Amex football stadium (LW/14/0273).
04GL	Balcombe Pit	0.6	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages (Proximity). Whilst EELA concluded site to be of low quality, due to poor market attractiveness, there is an established vehicle repairs (now with permanent planning permission) and storage use onsite. Site is ‘saved’ policy (BG1) allocated in LDLP for B1 and B2 uses.
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)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
05HY	Old Hamsey Brickworks	9.14ha	49	Suitable	Available	Achievable	Deliverable		Extant planning permission	Mix of Brown and Greenfield. Site currently a waste management facility, safeguarded for such use within ESCC's 2013 Waste and Minerals Plan (Policy WMP6), however, it is acknowledged that there are difficulties in delivery the permitted development as the required access road reconstruction cannot be achieved. The site is also allocated for B1, B2 and B8 uses in the LDLP (saved policy HY1). EELA concluded site to be of relatively low quality due to lack of strategic access and distance from labour force, but potentially suited to open storage and low cost rural employment activities. Originally filtered from assessed due to failing proximity threshold. Site now has Outline planning permission for mixed employment and residential use (LW/14/0712). Speed surveys undertaken to support the application show slightly slower derestricted speeds allow, therefore visibility slip requirements are less (160m) and achievable, with some vegetation maintenance. A right hand turn is also considered to be required. Footpath should be provided to connect site to local services. Site is well contained with limited views from nearby rights of way. Therefore the impact on surrounding countryside is considered minimal

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
06HY	Land south of Beechwood Lane, Cooksbridge, Hamsey	0.7ha	12	Suitable	Not Available	Unknown	Not Deliverable or Developable		Not Deliverable or Developable – Not Available	Greenfield site adjacent to existing planning boundary. Previous wood logging uses, some derelict structures onsite. No onsite constraints identified. Site is considered suitable. Site has 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. Recent provision of footpath on north side of carriageway significantly limits options for widening Beechwood Lane. Widths currently fall short of requirements (5.5m). Hamsey Neighbourhood Plan allocates site as a Local Green Space – hence no longer available.
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)
10HY	Covers Yard, Cooksbridge Road, Cooksbridge	1.7	27	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Brownfield site within the planning boundary. Site is in operational and established employment use (timberyard). Site capacity and boundary have been amended to take into account recent information by proponent, including proposals to rationalise timberyard (LW/14/0126). Remainder of site is being promoted for residential use (planning permission LW/14/0943). 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. TPO group along northern boundary. Well located for train station, bus stop and primary school. Site has 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. Full planning application (LW/16/0935) being considered. Capacity increase to reflect application.

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.
12HY	Land at McBeans Orchid nursery	0.5	8	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stage (proximity)
13HY	Land north of Hamsey Lane		65	Not Suitable	Available	Unknown / Marginal	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Greenfield site adjacent to planning boundary north of Cooksbridge. Site proposed as phase 1 of a larger previously assessed SHLAA site (11HY). Site is within walking distance of bus stop and train station. Reliance on public transport and car due to lack of services and facilities within Cooksbridge. No environmental or historical constraints. ESCC highways comments indicate preference for improving Hamsey Lane rather than diverting it with access to A275 relocated. However, a new junction to A275 is possible. It will need to be of adoptable standard and likely that the 30mph speed limit extended. Footways from car park/ drop offs should be provided to train station and school. ESCC Landscape Architect states that any development beyond the current village boundary would be very difficult to mitigate due to very open character of fields and landscape. A 5m buffer is inadequate. Proponent proposes options for providing drop off area/ car park for primary school and train station, with option to reconfigure playing field to accommodate possible future expansion of primary school.

Overlapping sites within the Harbour Heights and Quarry Area of Newhaven have been grouped together

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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, which is due to open in September 2015.
11NH	South of Harbour Heights (Meeching Quarry, Land to the West of Meeching Quarry/Land south of Harbour Heights)	14.8	0	n/a	n/a	n/a	Superseded/Not Applicable	Superseded	See 40NH
32NH	West of Meeching Quarry	7.99ha	125	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site, within planning boundary. Site previously allocated for housing (NH8) in the 2003 Lewes District Local Plan. Within walking distance of bus stop and school. Not within recommended walking distance of town centre. Site forms part of site allocated within Joint Core Strategy (Spatial Policy 7: Land at Harbour Heights) but not reached a planning application stage. Landscape Capacity Study indicates a low/medium scope for change. ESCC Landscape Architect's comments indicate that site is open and exposed and therefore care is needed with design and mitigation. Sensitive views from Newhaven Fort and Castle Hill. Access is from Court Farm Road and Quarry Road. Improvements to junctions at South Way required due to increased traffic movements. ESCC Archaeologist indicates high potential for historic environment.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
38NH	Site south of Harbour Heights ,West of Meeching Quarry	22ha	400	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	<p>Predominately Greenfield site. Eastern section accommodates the Quarry Industrial estate. Site is in current B2 and B8 use EELA concludes site (ELW34) to be of average quality, providing employment floorspace to suit local needs. Partly within planning boundary. Within walking distance of bus stop and school. Not within a short walking distance of town centre. Part of site previously allocated for housing in 2003 Local Plan (NH8). Site is allocated as strategic site (Spatial Policy 7: Land at Harbour Heights) within Joint Core Strategy for mixed use; residential and employment. Site is now in single ownership. Quarry Road access is partly within flood zone 3. Newhaven Flood Alleviation works currently being undertaken, site falls within Area 4, due to be completed by April 2017. 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 in use for new primary school.</p>

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 Greenfield site. Small eastern section falls within the Quarry Industrial estate. Site is in current B2 and B8 use EELA concludes site (ELW34) to be of average quality, providing employment floorspace to suit local needs. Partly within planning boundary. Within walking distance of bus stop and school. Not within a short walking distance of town centre. Part of site previously allocated for housing in 2003 Local Plan (NH8). Forms part of larger area allocated within the Joint Core Strategy (Spatial Policy 7: Land at Harbour Heights). Initial discussions with proponents and ESCC highways indicate that some off site traffic improvements will be required to address transport concerns, but considered achievable. 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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
02NH	Seahaven Caravans, Railway Road, Newhaven	0.22ha	22	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Brownfield site within the planning boundary. Currently used for car sales and storage. Existing use may need to be relocated. The site is considered suitable for residential development. Very sustainable site being close to the town centre and nearby to train stations. ESCC landscape architect comments indicate potential for development to enhance area. Site currently has access onto Railway Road. No environmental or historical designations. Rare species (fauna) recorded on northern site boundary. Potential for impacts on residential amenity as adjacent to railway line. Within flood risk zone 3 which will need to be considered as part of development. Newhaven Flood Alleviation works currently being undertaken and due to be completed by Autumn 2019. Site falls within Area 5 of works. Landownership has changed from former Seahaven Caravans. No objection to site being considered for housing by new owner of site. Site is being promoted through draft Newhaven Neighbourhood Plan.
03NH	<i>See start of Newhaven section</i>									
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)
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)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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. Newhaven Flood Alleviation works currently underway and due to be completed by Autumn 2019. Site falls within Area 5 of works. Site is currently parking for the ferry and B2 and B8 uses. EELA concludes site (ELW6) to be of average quality. The 2003 LDLP allocates the site (NH21) for mixed use redevelopment including residential, business, leisure, food/drink and factory outlet should it become surplus to the Port’s needs. Retained saved policy in JCS. 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. Site is located within the Newhaven Enterprise Zone (Railway Quay).
11NH	<i>See start of Newhaven section</i>			n/a	n/a	n/a	n/a			n/a
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 SHELAA.

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	2014 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	Not Available	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Greenfield site in urban edge location. Adjacent to SNCI. ESCC landscape architect considers site to be important open space and need to consider open space strategy. Within walking distance of town centre, bus stop and train station. ESCC highways state access possible from Robinson Road but currently unadopted road, favoured access position is at existing amenity tip as to be relocated. Within flood zone 3b. Newhaven Flood Alleviation works currently underway and due to be completed by Autumn 2019. Site is within Area 3 of works due to be completed by April 2017. The site is in LDC ownership. LDC was previously considering redevelopment of the site although this may be dependent on other commensurate recreation facilities coming forward elsewhere. Potential high costs associated with providing flood defences, hence concerns over achievability. Site is to be devolved to Newhaven Town Council.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
16NH	The Old Shipyard, Robinson Road,	0.64ha	66	Suitable	Available	Unknown or Marginal	Developable		Developable – Suitable and Available but unknown/ marginal achievability	Brownfield site in urban edge location. Currently in use as boatyard and repairs. Site falls within northern section of EELA site ELW33b. EELA concludes site to be of average quality with potential continued use for B1 and B2 uses, albeit constrained by adjacent residential uses. Adjacent to SNCI. Considered a sustainable site. Within walking distance of town centre services, 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 more restrained housing market location. Newhaven Flood Alleviation works currently underway and due to be completed by Autumn 2019. Site is within Area 3 of works due to be completed by April 2017. Potential to overcome achievability but may need improvements in market. Outline planning application (LW/14/0686) for 66 residential units (62 flats and 4 houses) approved. Site yield increased slightly to reflect planning application.

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	0.32ha	12	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 (4.5m plus 1.5m footway). Scope to widen is very limited due to hedges to the north and embankment to gardens of Northdown Close. Narrower access road with areas to pass may be acceptable; details required. Pedestrian permeability and connectivity should be considered. Further highway work and discussions between ESCC and proponent undertaken which demonstrates that proposed mitigation likely to be acceptable. Two TPOs located at north and south end of the site. LCS indicates a negligible/ low capacity for change in wider landscape area. However, ESCC landscape architect considers site to be minor proposal, in landscape terms, on edge of built up area. Recent contact from proponent confirms site is available for residential development. Reduced capacity to reflect correction in site size.
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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
19NH	Land at Eastside, Newhaven, South of the Drove	4.53ha	190	Suitable	Available	Achievable	Deliverable		Extant planning permission	Greenfield site. Larger site, 20NH, being promoted to include retail development in southern part of site. The site is reasonably well located in terms of access to the town centre, nearby retail units and public transport. 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. Reserved Matters planning application (LW/13/0630) approved. The site has been land raised, hence it is not considered to be at risk of flooding. Site is located within the Newhaven Enterprise Zone (Eastside). Planning permission has been implemented.
20NH	Eastside Land, Newhaven	17.9ha	190	Suitable	Available	Achievable	Deliverable		Extant planning permission	Greenfield site. Residential development forms a smaller northern part of this larger site which includes the land identified for retail development. The site is reasonably well located in terms of access to the town centre, nearby retail units and public transport. 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. Reserved Matters planning application (LW/13/0630) approved. Planning permission has been implemented. The site has been land raised, hence it is not considered to be at risk of flooding. Site is located within the Newhaven Enterprise Zone (Eastside). Southern part of site is being promoted through the Newhaven Neighbourhood Plan (65 units).
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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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)
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)
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. Consideration will need to be given as to whether it is desirable to develop a relatively isolated site. 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 particular abnormal costs expected for developing the site.
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 34NH
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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
31NH	The Marina, Fort Road (West Quay)	Approx 5ha	100	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within the planning boundary. Edge of residential area. Not within or adjacent to environmental or historic designations. 2003 Local Plan 'saved' allocation for minimum 100 units (NH6). Site has previous planning approval for 331 units which recently expired, July 2015 (LW/07/1475). In single ownership – recent proponent states that site remains available for residential development and is working on a revised scheme. ESCC highways indicated, in relation to previous planning application, that access was achievable and that sustainable modes of transport should be promoted. ESCC landscape architect considers development in area to be positive but building heights should be restricted 3/4 storeys. Considers that recent high rise development to the north is out of character and dominates views from surrounding areas. Site is within flood zone 3a. Previous planning application was able to satisfactorily address flood risk issues to result in a deliverable scheme. Newhaven Flood Alleviation works currently underway, due to be completed by Autumn 2019. Site is within Area 4 of works due to be completed by August 2017.
32NH	<i>See start of Newhaven section</i>			n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	<i>See start of Newhaven section</i>
33NH	Kings Avenue	0.2ha	5	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Greenfield site on edge of urban development. Site is 'retained' 2003 Local Plan allocation for residential development in the (Policy NH7). Part of site has planning permission for 3 dwellings, LW/15/0031, completed. Site boundary and capacity amended to reflect partial implementation, now filtered.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
34NH	South of Valley Road	0.76ha	24	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is Greenfield land within planning boundary located at north west edge of Newhaven town. No environmental or historic constraints to development. 'Saved' 2003 LDLP allocated site (NH4) for minimum target of 24 units. Planning application submitted (LW/15/0881 – withdrawn to address highways issue, looking to resubmit) on part of site for 9 units. 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. Site layout will need to consider topography.
35NH	South and east of Valley Road	3.53 ha	85	Suitable	Unknown	Achievable	Developable	Developable – Suitable but unknown availability	Site is Greenfield land located at north west edge of Newhaven town, within the planning boundary. Site is located outside the National Park. Two TPO group designations run north-south through site. No environmental or historic constraints to development. Topography of site could be challenging to design and layout of site with potential remediation costs. 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. Site submitted through a planning application (LW/12/0850 - resolution to approve subject to Section 106) but not progressed. Site is new ownership and looking to actively promote it. However, unclear when site will come forward.
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 Newhaven Port. Contact made with Port, states that the site still has a functioning role with Port. Not available for development.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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/ marginal achievability	Site is a Brownfield urban location. Currently commercial premises and operational Council Depot. Alternative location for depot works will be needed. Site falls within southern section of EELA site ELW33b. EELA concludes site to be of average quality with potential continued use for B1 and B2 uses, albeit constrained by adjacent residential uses. Considered a sustainable site. 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 (16NH). Site partially being promoted through draft Newhaven Neighbourhood Plan (40 units).

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 a townscape setting with opportunity for a high quality development. Within walking distance of bus stop and town centre services. Previously used as Council offices. Alternative premises have been provided as part of the Saxon House shared offices/ station development. Environmental Health requires 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 environmental or historical 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. LCS finds negligible/low capacity where the area is exposed and any change would have a material impact on landscape character. The site is therefore not suitable for development.
42NH	<i>See start of Newhaven section</i>								
43NH	Former Saxonholme site, Meeching Road	0.15	30	Suitable	Not Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Site now has planning permission (LW/14/0859) for a shared Fire and Police station with offices. Is currently under construction.
44NH	Bay Vue Road Car Park		4	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
45NH	Plots 32 & 33 Charleston Avenue			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
newhaven	Former Parker Pen site, Railway Road	2.8	145	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Brownfield site within planning boundary. Currently vacant land, formerly industrial use. EELA concluded site (ELW28) to be of Good quality worthy of continued use, albeit the units are now demolished. Within walking distance of town centre services, bus stops and train station. Located within a flood zone 3 area. Newhaven Flood Alleviation works currently underway and due to be completed by Autumn 2019. Site is within Area 5 of works. 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 now falls within the Newhaven Enterprise Zone (Parker Pen Site). Site being promoted through planning process allaying concerns over achievability of development given identified constraints. Capacity reduced to reflect numbers being promoted through the planning application (LW/14/0188); approved.
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)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
48NH	Land at Railway Quay	0.46	25	Suitable	Available in Future	Achievable	Developable		Developable – Suitable but Available in future	Brownfield site within planning boundary. Within existing local plan allocation (saved policy NH21 (mixed use including residential, employment, leisure and retail) if becomes surplus to Port’s requirements, to be carried forward by Core Strategy. University Technical College being built on north west corner of allocated site. 48NH will, in part, be surplus once UTC completed. However, part of site has existing Railway Club facility. Potential contaminated land, further investigations required. Within walking distance of town centre services, bus stops and train station. Western boundary of site is within a flood zone 3 area. North of Listed buildings, opportunities to enhance setting through development. Site is located within the Newhaven Enterprise Zone (Railway Quay).
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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
50NH	Land north of Holmdale Road	0.79	21	Not suitable	Unknown	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.
51NH	Newhaven Police Station, South Road	0.15	10	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site, located within planning boundary. Within townscape setting, opportunity for high quality development. Police service has now relocated to new shared station (Saxon House). Previous South Road premises now vacant. 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. Newhaven Flood Alleviation works currently underway. Site falls within Area 4 of works due to be completed by August 2017. 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. Site is being promoted through draft Newhaven Neighbourhood Plan (18 units).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
52NH	Newhaven Fire Station, Fort Road	0.12	7	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	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. Fire service relocated to new shared station. Temporary use in previous Fort Road station. Site currently accessed via Fort Road. ESCC highways raise no issues. Site has planning permission (LW/14/0899) for residential use.
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 SSCI, 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 proponent states 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. Potential for mixed use redevelopment given town centre location and need to mitigate loss of employment land. Site is located within the Newhaven Enterprise Zone (Town Centre).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
55NH	Former Grays Primary School, Western Road	0.84	25	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within close proximity of the town centre. Formerly a primary school, now considered surplus to educational needs. No identified historic or environmental constraints. ESCC archaeologist identifies site as low potential for historical environment. ESCC highways state that site has existing access points with connections to services. Several TPO designations located around edge of site and should be retained, although a couple will need to be removed to achieve required access. Relatively sustainable site, within walking distance of bus stop. Site is well contained within urban landscape. ESCC Landscape Architect states that site offers opportunity for high quality development. Existing trees provide Green Infrastructure which should be retained and reinforced. Site being promoted through planning process (LW/16/0542). Capacity reduced to reflect concerns over achieving a quality development at a higher capacity given the local character. Site is being promoted through draft Newhaven Neighbourhood Plan.
56NH	Plot 18 Cornelius Avenue	0.021	2	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stage (proximity)
57NH	Plot 18 Crestway	0.021	2	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stage (proximity)
58NH	Plot 90 Block 17, Harbour Heights	0.021	2	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stage (proximity)
59NH	Plot 16 Westdean Avenue	0.21	2	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
60NH	Harbourside Inn, Fort Road	0.2	5	Suitable	Available	Achievable	Deliverable	Under construction	Brownfield site within the planning boundary. Currently a vacant pub. No environmental or historical designations. Within walking distance of town centre services and facilities, including health centre. Site has planning approval (LW/13/0769) for 11 residential units and A1 use. Site is under construction with first phase (6 units) complete.
61NH	Plots 97 & 98 Harbour Heights	0.047	1	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stage (proximity) and Fails Site Threshold.
62NH	48 to 58 Denton Road, Newhaven		1 or 2	n/a	n/a	n/a	Filtered	Filtered – site below Dwelling Threshold	Filtered at initial stages (threshold)
63NH	Plots 42 to 49, Block 8, Wilmington Road, Newhaven		9	Not suitable	Available	Marginal/unknown	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Greenfield site adjacent to the planning boundary. Currently scrubland. No environmental or historical designations on or adjacent to site. ESCC highways state that Wilmington Road is unadopted public highway. Footways required to connect to services and works to carriageway required to be brought up to standard. ESCC landscape architect states that a high quality development in character with local area may be acceptable. LCS indicates that the site lies within an area of negligible/ low capacity for change. Development in this location would erode further into the gap between Newhaven and Peacehaven and appear intrusive within the landscape. Potential abnormal costs associated with provision of suitable roads and footways.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
64NH	Unit 1 Newhaven Workshop, Beach Road Industrial Estate	1.1	35	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within planning boundary. Currently within employment use (business units over 2 buildings). Development would result in loss of employment land. Potential contaminated land, further investigations required. Within walking distance of town centre services, bus stops and train station. Site is within a flood zone 3 area. ESCC archaeologist identifies site as medium potential for archaeological environment; potential post-medieval industrial remains, desk based assessment will be required at any future planning application. Site lies within the urban area. ESCC Landscape Architect states that a high quality residential development could enhance the local area and the amenity value of the Eastside open space. ESCC highways suggest development possible subject to detailed design and rationalisation of existing multiple accesses to one access point, preferably off Beach Road. Footway links and improvements needed. Site is located within the Newhaven Enterprise Zone (Railway Quay).
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	Not 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. No historic designations. ESCC archaeologist indicates a medium potential for historic environment. ESCC highways' comments indicate that access is possible from Allington Road. Traffic calming measures may be needed as aware speeds exceed limit in area. Market factors suggest that this is a relatively buoyant housing market area. ESCC Landscape Architect states that there would be scope for some development, would need to be in character with existing development and enclosed from the countryside to the south; existing woodland would address this. 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. Site is not identified in the Newick Neighbourhood Plan. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA. Approximately a quarter of the eastern part of site is within 7km zone.
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	Mitchelswood Farm, Newick	>1.3ha	0	n/a	n/a	n/a	Superseded/ Not Applicable		Superseded	See 3NW

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
07NW	Land south of Alexander Mead, Newick	0.2ha	7	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Greenfield site. This site relates well to the built form of the village, is a logical infilling and will not adversely impact on the wider countryside. ESCC landscape architect indicates need for development to define village edge. Site is within an ANA (post-medieval settlement). ESCC archaeologist indicates medium potential for historic environment. 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 is not identified in the Newick Neighbourhood Plan. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA.

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	1.5ha	31	Suitable	Available	Achievable	Deliverable	Under construction	Greenfield site but significant and mature trees on boundary will reduce impact of any development on the wider landscape. LCS shows sites to be within a landscape character area with low/medium capacity for change. 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. ESCC highways indicate highway issues relating to the intensification of use of the junction of Newick Hill and A272 but thought to be resolvable. Visibility and congestion issues resulting from current on-street parking likely to increase. Market factors suggest that this is a buoyant housing market area. Yield reduced to reflect capacity set out in Newick Neighbourhood Plan allocation (Policy HO2). Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA. Planning application (LW/14/0924) approved with appropriate SANG condition.
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

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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. LDC shows site to be within a landscape character area with medium/ high capacity for change. Southern boundary abuts the Newick (Church Road) conservation area and western and southern boundaries abut the planning boundary of Newick. Small southern section of site is within ANA (Medieval village core). ESCC landscape architect considers site could be acceptable. Mature trees on the site, and along boundaries, will help reduce impact of any new development, the density of which should reflect the village edge location. ESCC highways indicate that required visibility could be achieved and accessible to local services. Newick housing market is identified as buoyant. Site allocated through the Newick Neighbourhood Plan (Policy HO3) for 30 units. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA.
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. ESCC landscape architect indicates that the extent of development would need to be well defined to the south. LCS indicates site is in a landscape character with medium capacity for change. TPO designations along northern boundary of site. Falls within Local Plan policy NW1 which reserves this land for the provision of recreation facilities namely a rugby and football pitch. The retention of this existing allocation will need to be considered through Local Plan Part 2. Market factors suggest that Newick has a buoyant housing market. Site is not identified in the Newick Neighbourhood Plan. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA.
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	50	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 a medium capacity for change. 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 is not identified in the Newick Neighbourhood Plan. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA. Site was allowed on Appeal (LW/14/0707). Capacity reduced to reflect planning application.

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	0.2	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. No alternative location for garage proposed. 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 Conservation Area Appraisal. 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. Site is not identified in the Newick Neighbourhood Plan. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA.
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 is not identified in the Newick Neighbourhood Plan. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA.

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	23-27	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	<p>Greenfield site adjacent to planning boundary. No historic constraints identified. TPO in NW corner. Site falls within Ashdown Forest 7km zone requiring mitigation. ESCC archaeologist states that site has medium potential for archaeology remains. 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. Consideration would be need to be given to TPOs in achieving access. Site proponent has undertaken some work on potential access, which ESCC highways have indicated is suitable in principle. Site available for development in next 5 years. Site is not identified for development in the Newick Neighbourhood Plan. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA.</p>

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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 is not identified in the Newick Neighbourhood Plan. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA.

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	Achievable	Deliverable		Suitable, Available & Achievable	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, development should consider these sensitivities. Site is allocated for housing within the Newick Neighbourhood Plan (HO4) for 38 units. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA.

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. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA. Site has been considered through the Newick Neighbourhood Plan process but not allocated. Site not submitted directly for assessment for housing through SHELAA hence unknown availability.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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 is not identified in the Newick Neighbourhood Plan as a proposed housing allocation. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA. Site not directly promoted through SHELAA hence unknown availability.
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	50	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 change. 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. Site is not identified in the Newick Neighbourhood Plan. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA. Northern section of site has been allowed on Appeal (LW/14/0703).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
27NW	Woods Fruit Farm, Goldbridge Road	3.6	69	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site to the east of Newick village. Site is a larger version of 22WV. No identified onsite environmental constraints. Small south west corner of site is located within an archaeological notification area (medieval village core). Small section of the south west boundary is located adjacent to Newick Church Road Conservation Area. Site is partially allocated within Newick NP, housing site allocation (HO4) for 38 units. Site proponent indicates that access would be through western part of site. ESCC highways state that required visibility could be achieved if 30mph speed limit is extended. Consideration should be given to footway connections through to Church Road. Eastern part of site is increasingly sensitive within landscape. LCS indicates a medium/ high capacity for change within the landscape character area. ESCC landscape Architect indicates that consideration should be given to nucleated character of village. Built development should be contained avoiding spread of development preventing unacceptable impact on character and visual amenity of the surrounding countryside. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA.
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	5.3	70	Not Suitable	Available	Unknown	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	4.472	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	1.6	30	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Proponent of site has now indicated that site is available in next 5 years. Slight reduction in capacity to reflect uncertainty over retention of Rectory and allow retention of mature trees and hedges on site. Three TPO designations, two along Station Road and one to the rear of The Rectory. Extension to site was subsequently submitted but this is unacceptable on landscape grounds. LCS indicates a medium capacity for change within the landscape character area. ESCC landscape architect indicates scope for development within new defined landscape edge. Landscape features should be retained. ESCC highways states that required sightlines are very likely achievable and that appropriate pedestrian facilities will need to be provided. Independent supporting highway access work submitted by proponent demonstrating achievable access south of the Rectory. However, possibility of one of the two TPOs will need to be removed to gain access. Further consideration of rare and protected species recorded in the area required if site taken forward. Site option identified through Plumpton Neighbourhood Plan process as a preferred option for housing allocation.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
05PL	Land east of Oakfield House, Station Road, Plumpton Green	1.5	30	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is within walking distance of bus stop, train station and local shops. Site is currently residential curtilage and pasture. ESCC highways state that the east side of the verge is narrow; appropriate pedestrian facilities (links to local services and public transport) needed. Vehicle and pedestrian access from Station Road to site is deemed to be achievable within same landownership or potentially through neighbouring land (04PL) if joint scheme is pursued. LCS indicates a medium capacity for change within the landscape character area. ESCC landscape architect indicates scope for development within new defined landscape edge. 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. Site option identified through Plumpton Neighbourhood Plan process as a preferred option for housing allocation.
06PL	Land east of Station Road and East of the White House,	2	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,	0.53	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stage (proximity)
08PL	Little Inholmes Farm, Station Road	10.78	150	Not Suitable	Available	Unknown	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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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	30	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield land. Adjacent to the planning boundary. Site proponent has investigated solutions to access issues raised by ESCC highways (achievability of suitable access). Alternative access to be provided at Chestnut and Saxon Gate (properties to be demolished). Access considered achievable subject to junction layout design, land ownership and Road Safety Audit. Offsite improvements (crossing point) need consideration. Site is within walking distance of key services in village and public transport. LDS indicates a medium capacity for change within the landscape character area. ESCC landscape architect states that development should not extend beyond boundary at Sun Close and have a strong landscaped buffer to retain linear character and prevent urban sprawl. Capacity reduced (from suggested 40) to take into account buffering required and edge of village location. ESCC archaeologist indicates a medium potential for archaeological remains – trial trenching required at planning application stage.
11PL	Land between Plumpton Green and South Chailey	206.6	5000	Not suitable	Available in Future	Unknown	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	0.4 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	Greenfield site. Site fairly well contained from wider landscape. Edge of village location adjacent to planning boundary. No historic or environmental designations on or adjacent to site. Additional bus stop should be provided to improve access to local services and public transport as indicated by ESCC highways. Pavement provided, alternately, to link site to local services and public transport. 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. LCS shows medium capacity for change. Site is a proposed housing site allocation (Policy 2.4) for between 6 & 10 units in Plumpton's Pre-Submission Neighbourhood Plan. Site continues to be identified as a preferred housing option in the revised neighbourhood plan site assessment work.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
14PL	Land south of Riddens Lane	1.35	15	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Greenfield site. Site is fairly well contained by existing trees and woodland, though some landscape buffering along west boundary should be provided. Site is within an ANA (Prehistoric, Roman settlement & Medieval / post-medieval farm complex). Site capacity has been reduced to take into consideration the flood risk area in southern part of site (total site size 1.35ha but only northern part to be developed to mitigate flood risk). Public footpath (13a) 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 is now identified as a preferred housing site allocation in the recent revised neighbourhood plan site assessment work (previously a reserve site).
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)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
16PL	Land between West Gate and Chapel Road	4.5	40	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site. 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. LCS indicates site is located within landscape character area with negligible/ low capacity for change. Size of 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. Site option assessed by through emerging Plumpton Neighbourhood Plan process but not a preferred option for housing allocation.
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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
18PL	Land at Inholmes Farm, Station Road	2.45	30	Not Suitable	Unknown	Achievable	Not Deliverable or Developable		Not Deliverable or Developable – Not Suitable	Greenfield site in close proximity to the planning boundary. Currently vacant field. No environmental and historic designation constraints identified at this stage. Not within walking distance of local services or facilities. Bus stop, with limited services to Lewes and Haywards Heath, 800m from site. ESCC highways state that 30mph will need to be extended to achieve sightlines. Footways should also be extended to connect to village services and bus stop provided within walking distance (400m). Western boundary of site extends beyond the existing built up area protruding into the countryside. ESCC Landscape Architect states that the gap between edge of village and farm has value as Green Infrastructure. Gap should be retained to prevent sprawl. LCS indicates negligible/ low capacity for change within broad character area. ESCC Archaeologist considers that there is medium potential for historic environment in area. Site is being promoted through the neighbourhood plan process, although not directly submitted to be assessed through the SHLAA, hence unknown availability. Site option not a preferred option for housing within emerging Plumpton Parish Neighbourhood Plan.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
19PL	Land south of Inholmes Farm, Station Road	0.8	19	Unknown	Available	Achievable	Developable		Developable – Unknown Suitability	Greenfield site located on northern edge of village, in close proximity to the planning boundary. No environmental and historic designation constraints identified at this stage. Not within walking distance of local services or facilities. Bus stop, with limited services to Lewes and Haywards Heath, 790m from site. ESCC highways state that 30mph will need to be extended to achieve sightlines. Footways should also be extended to connect to village services and bus stop provided within walking distance (400m). ESCC Landscape Architect states that the open pastoral character of landscape is distinctly countryside and of value as green infrastructure and unimproved meadow. The gap between edge of village and Inholmes Farm is significant and should be retained to prevent sprawl. LCS indicates negligible/ low capacity for change within broad character area. ESCC Archaeologist considers that there is medium potential for historic environment in area. Proponent identified two potential development options for area. Site previously identified as housing allocation in emerging Plumpton neighbourhood plan (Policy 2.2). Recent PNP site assessment work no longer identifies site as housing option but as potential Local Green Space designation (LGS6).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
20PL	Land north of the Old Police Station, Station Road	2.23	15	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Greenfield site located on northern edge of village adjacent to the planning boundary. No environmental and historic designation constraints identified at this stage. Not within walking distance of local services or facilities. Bus stop, with limited services to Lewes and Haywards Heath, 850m from site. ESCC highways state 30mph will need to be extended to achieve sightlines. Footways should also be extended to connect to village services and bus stop provided within walking distance (400m). ESCC Landscape Architect states that the open pastoral character of landscape is distinctly countryside and of value as green infrastructure and unimproved meadow. The gap between edge of village and Inholms Farm is significant and should be retained to prevent sprawl. Boundary of site has been revised to retain, smaller, gap. LCS indicates negligible/ low capacity for change within broad character area. Trees should be retained and hedges strengthened to mitigate potential wider surrounding landscape impacts. ESCC Archaeologist considers that there is medium potential for historic environment in area. Site previously identified as housing allocation in emerging Plumpton neighbourhood plan (Policy 2.3). Recent PNP site assessment work no longer identifies site as housing option but as potential Local Green Space designation (LGS7).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
21PL	Land south of North Barnes Lane	1.2	17	Not suitable	Unknown	Unknown	Not Deliverable or Developable		Not Deliverable or Developable – Not Suitable	Greenfield site located on eastern edge of village, approximately 80m from planning boundary. Site is revised, smaller, previously assessed site (02PL). No environmental and historic designation constraints identified at this stage. Site is within walking distance of local services and facilities. ESCC highways state that lane and junction would require substantial improvement to achieve required widths and accommodate development. Inclusion of car park for school raises concern. ESCC Landscape Architect states that the field is exposed to long views to the south and east and the LCS advises that there is little scope for sympathetic mitigation. School boundary fence and vegetation provides well defined edge. New development north of North Barnes Lane should also be regarded as new built edge. ESCC Archaeologist considers that there is medium potential for historic environment in area.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
22PL	Land south of the railway line, Plumpton Lane	0.7	15	Not suitable	Not Available	Unknown	Not Deliverable or Developable		Not Deliverable or Developable – Not Suitable	Greenfield site located on southern edge of village. Within walking distance of local shops and services. ESCC highways state that speed surveys required, possible need to extend 30mph zone. Footway connecting site to village is essential but unknown achievability due to insufficient verge and likely to require land in third party ownership. ESCC Landscape Architect considers that although a weak landscape structure site is of moderate to high visual landscape sensitivity with views from the National Park. Site is unrelated to core of village and out of character with existing development south of the railway. Development would urbanise the open rural setting. ESCC's Landscape Architect's comments are supported by South Downs National Park Authority which also considers that the site would have a detrimental impact on the National Park's setting. ESCC Archaeologist considers that there is medium potential for historic environment in area. Site is being promoted through the neighbourhood plan process, although not directly submitted to be assessed through the SHELAA, hence unknown availability. Site previously a preferred option for housing (Policy 2.5) for 12 units in Plumpton's Pre-Submission Neighbourhood Plan, however site proponent has stated that it is no longer available.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
23PL	Land at Plumpton Racecourse	0.7	19	Not suitable	Available	Unknown	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Greenfield site located south of the railway line in the north west corner of Plumpton Racecourse, within 500m of the planning boundary. Site is detached from existing residential area and appears isolated development. Railway line currently acts as a defensible boundary. Currently an over flow car park for racecourse events. No environmental or historical designations or known constraints on or adjacent to site. Bus stop and railway station within walking distance of site via footbridge over the railway line. However, ESCC highways note that the footbridge is not accessible all year round and has no ramped facility. Access is proposed to be shared with the racecourse. ESCC highways state access is currently substandard and visibility splays not currently achievable for national speed limit. ESCC landscape architect indicates that site is isolated from rest of built up area potentially detracting from local landscape character and views. Development would need to be exceptional and with appropriate landscape treatment. ESCC Archaeologist states uncertain archaeological interest with no presently recorded heritage assets. Site now proposed as a reserve housing allocation within recent Plumpton neighbourhood plan revised site assessment.
02PP	Former Workhouse, Newhaven Downs Hospital, Newhaven	n/a	0	n/a	n/a	n/a	n/a	Completed	Site completed
03PP	Land at 11A Newhaven Square	n/a	8	Suitable	Unknown	Achievable	Developable	Extant Planning Permission	Not started. LW/13/0023. Site not progressed recently
04PP	Land adjoining to the Former Workhouse, Newhaven Downs Hospital, Newhaven	n/a	0	n/a	n/a	n/a	n/a	n/a	Scheme complete

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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 (<i>see 23SF</i>)
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 (<i>see 18SF</i>)
09PP	Chailey New Heritage, Banks Road, North Chailey	n/a	0	n/a	n/a	n/a	n/a		n/a	Completed
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	Under construction. 7 net units completed. LW/07/1584
18PP	The Old Rectory, Heighton Road, South Heighton	n/a	11	Suitable	Unknown	Achievable	Developable		Under construction	Permission implement but proponent confirmed site not being progressed presently. LW/11/1078
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		Under construction	Under construction (LW/12/0857)
22PP	Westview Close, Peacehaven,	n/a	0	n/a	n/a	n/a	n/a		n/a	Site complete
23PP	Holmes Lodge, 72 Claremont Road, Seaford	n/a	0	n/a	n/a	n/a	n/a		n/a	Expired. See 20SF

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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
27PP	200- 204 South Coast Road, Peacehaven	n/a	0	n/a	n/a	n/a	n/a		n/a	Site completed
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 25SF)
30PP	Site at Sutton Drove/ East Albany Road, Seaford	n/a	0	n/a	n/a	n/a	n/a		n/a	Expired. (See 26SF)
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	n/a	n/a	n/a	n/a		n/a	Completed
34PP	1 to 10 Talland Parade, Seaford		10	Suitable	Available	Achievable	Deliverable		Under construction	Under construction. LW/11/1321
37PP	Land at Buckhurst Road, Peacehaven		0	n/a	n/a	n/a	n/a		n/a	Completed
39PP	Ronald Simson House, Seaford		0	n/a	n/a	n/a	n/a		n/a	Completed
41PP	Land east of telephone exchange, North Barnes Lane, Plumpton Green		0	n/a	n/a	n/a	n/a		n/a	Completed
42PP	Units 1 to 3 Kendal Court, Railway Road, Newhaven		0	n/a	n/a	n/a	n/a		n/a	Completed

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
45PP	Frosts Garage, Denton Corner, Newhaven		0	n/a	n/a	n/a	n/a		n/a	Completed
47PP	Searchlight workshop, 32-34 Claremont Road, Newhaven		0	n/a	n/a	n/a	n/a		n/a	Completed
48PP	Sutton Road garages, Seaford		0	n/a	n/a	n/a	n/a		n/a	Completed
49PP	Mardon Court, Claremont Road, Seaford		18	Suitable	Unknown	Achievable	Developable		Extant Planning Permission	Not started. LW/10/0359. Considered Developable due to unknown intentions of site proponent.
50PP	Garage Block, East Balcombe Road, Peacehaven		6	n/a	n/a	n/a	n/a		n/a	Completed
51PP	5 Kendal Court, Newhaven		9	n/a	n/a	n/a	n/a		n/a	Completed
52PP	1 to 3 Kendal Court, Railway Road, Newhaven		9	n/a	n/a	n/a	n/a		n/a	Completed
53PP	Grassmere Court, Grassmere Avenue, Telscombe		6	Suitable	Available	Achievable	Deliverable		Resolution to approve subject to section 106	Resolution to approve subject to section 106. LW/15/0999
01PT	Land at 72 Telscombe Road, Telscombe	0.29	0	n/a	n/a	n/a	Filtered		Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
02PT	Land at Arundel Road, Peacehaven	1.19	0	n/a	n/a	n/a	n/a		n/a	Completed
03PT	Land adjacent to 85 The Lookout, Peacehaven	0.2	0	n/a	n/a	n/a	Filtered		Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
04PT	2 South Coast Road, Peacehaven	0.31	0	n/a	n/a	n/a	n/a		n/a	Completed
05PT	Land to the East of the Sports Park, Peacehaven,	5.67	0	n/a	n/a	n/a	n/a		n/a	Complete

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
06PT	Valley Road, Peacehaven	13.83	113	Suitable	Unknown	Unknown	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) and gradients. Potential to overcome achievability in the future. Level of proposed development could be accommodated without adversely impacting on the surrounding landscape, subject to appropriate mitigation. Site largely covered by 20PT, see below.
07PT	Land between lower Hodderm Farm, Arundel Road Recreation Ground, Cissbury Avenue and Bramber Close,	Approx. 60	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	Filtered – Unknown details
09PT	North of Secondary school	n/a	0	n/a	n/a	n/a	Filtered		Filtered – Unknown Location or Details	Filtered – Unknown details
10PT	37 Valley Road	0.41	6	Not Suitable	Available	Unknown	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. Achievability unknown due to potential costs of infrastructure provision and therefore viability for small number of units.

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	0.18	10	Not suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Brownfield site. The site is suitable in principle for development, being in the planning boundary and adjacent to other residential properties. ESCC landscape architect states that consideration should be given to the cliff top character. Considered infill development. Site has existing access on to Piddinghoe Avenue. Currently used as a car park with Public Toilets. The 2015 Peacehaven Parking Study concludes that this car park is currently underused and suggests rationalisation and improvements should be considered. The site is largely cleared with existing access. No apparent barriers that would affect achievability. Site is not considered suitable for new development due to localised ground conditions.
12PT	Plots 4 and 5 The Promenade	0.1	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
13PT	Links Avenue, Peacehaven, East Sussex	3	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, albeit openness and landscape concerns would remain.
14PT	Land adjoining 12 Valley Road	0.37	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	0.05	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	0.24	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stage (threshold)
17PT	Land at Downswalk North Peacehaven	0.13	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
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
19PT	Motel, 1 South Coast Road	0.42	26	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within the existing planning boundary. No environmental or historic designations. Former motel site, now vacant land. 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 now lapsed, recent application submitted June 2015 (LW/15/0462) for 26 units – approved subject to S106. ESCC landscape architect raises no landscape concerns to development of site. ESCC highways state site has good access. This is consistent with their response to the 2012 planning application stated the requirement for pavement improvements, further information on parking and contributions towards improvements to A259 but otherwise no objection raised in principle.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
20PT	Land in The Valley, North Peacehaven	11.26	158	Suitable	Unknown	Unknown or Marginal	Developable		Developable – Suitable but unknown availability / achievability	Site is being promoted on behalf on landowners in the Valley Road area as a coordinated approach is considered necessary to determine availability and bring the site forward. Delivery of site potentially complex due to large number of individual landowners. 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.
21PT	Site west side Phyllis Avenue, Peacehaven	0.41	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	
23PT	Land at Lower Hodderm Farm, adjacent Pelham Rise, East Peacehaven	Approx. 10	0	n/a	n/a	n/a	Superseded/Not Applicable		Superseded	Approx 4ha available for potential commercial use

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
24PT	Land at Lower Hoddern Farm, off Pelham Rise, East Peacehaven	Approx. 10	450	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. ESCC highways state that there are access points to the site which are considered achievable. Site is an edge of settlement location. ESCC landscape architect raises concerns due to sites' potential impact on open downland and National Park. LCS concludes the landscape character area which the site falls within to have a low/ medium capacity for change with scope to improve the existing urban edge. Landscape sensitivities have informed a reduced capacity. Site is allocated within Joint Core Strategy (Spatial Policy 8: Lower Hoddern Farm) for 450 units. Planning application submitted (LW/17/0226) March 2017 – Pending consideration.
25PT	Land in two contiguous parcels South of Valley Road,	0.36	12	Not Suitable	Available	Unknown/Marginal	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. Achievability unknown due to potential costs of infrastructure provision and therefore viability for small number of units.
26PT	Site 2 South of Valley Road, Peacehaven	0.98	0	n/a	n/a	n/a	Superseded/Not Applicable	Superseded	
27PT	Site 3 North of Valley Road, Peacehaven	0.098	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	0.39	12	Not Suitable	Available	Unknown/Marginal	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. Achievability unknown due to potential costs of infrastructure provision and therefore viability for small number of units.
29PT	Site West side Downs Walk, Peacehaven	0.11	20	Not Suitable	Available	Not Achievable	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 minimum site threshold.
30PT	Land at Friars Bay estate and Peacehaven Heights Estate	2.27	113	Not Suitable	Available	Not Achievable	Not Deliverable or Developable		Not Deliverable or Developable - Not Suitable	Greenfield site formed of a large number of plots, predominately detached from each other. 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. Not considered suitable in landscape terms, gap between Peacehaven and Newhaven should be retained.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
31PT	Site at Corner of Roderick Avenue and Valley Road, Peacehaven	approx. 1.66	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. 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. 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, subject to appropriate mitigation. 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.
32PT	Site West End of Lookout, Peacehaven	1.4	0	n/a	n/a	n/a	Filtered		Filtered - Fails Proximity Assessment	Filtered at initial stages (proximity)
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 Suitable	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	0	n/a	n/a	n/a	n/a		Completed	Completed

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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.
37PT	Land South coast Road Peacehaven between Lincoln Avenue and Cairo Avenue	0.12ha	12	Suitable	Unknown	Not Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Achievable	Greenfield site, within planning boundary. The site is located in a residential area and is considered suitable for residential development. No environmental or historic designations on or adjacent to site. ESCC landscape architect considers site to be minor development in landscape terms. The site is available for development in the next 5 years. There are no major costs identified however, ESCC highways raise concerns over the width of the potential access off Lincoln Avenue to site. Minimum 4.5m required, currently 3.6m. No scope to widen due to Lincoln Court and limited scope for suitable alternative.
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)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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. ESCC highways consider access is possible via Chichester Road. Northern strip is within National Park. ESCC landscape architect states that consideration will need to be given to buffering to the countryside. Otherwise no landscape concerns raised.
40PT	Land at Old Estate Laneway, Phyllis Avenue, Near Telscombe Road, Peacehaven	Approx. 0.2ha	6	Not Suitable	Not Available	Unknown	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. LCS concludes the wider landscape character area to have no capacity for change. Site would also appear as isolated development.
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	Unknown	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) and gradients. Potential to overcome achievability in the future. Delivery of site potentially complex due to large number of individual landowners. There are also landscape impact concerns, particularly in the eastern part of the site which is more open and visible. ESCC landscape architect suggests potential for development if concentrated in less sensitive areas, south of Valley Road.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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	0	n/a	n/a	n/a	n/a	Complete	Completed
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. The 2015 Peacehaven Parking Study concludes that this car park is currently underused and suggests rationalisation and improvements should be considered in future. If rationalised, there may be potential for surplus land but likely to be at a reduced capacity (below 6 units). 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 on to Piddinghoe Avenue. ESCC highways state no objection in principle however, loss of car park should be justified and not result in overspill parking on highway. Potential infill development. ESCC landscape architect states that development offers potential enhancement to streetscape.

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	Not Available	Achievable	Not Deliverable or Developable		Not Deliverable or Developable- Not Available	Brownfield site within the planning boundary. Currently used as a car park. The 2015 Peacehaven Parking Study concludes that this car park is currently well used and should be retained and improved as it plays a key role in supporting the local economy. Hence site is considered not available. 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 on Steyning Avenue. ESCC highways state no objection in principle however, loss of car park should be justified and not result in overspill parking on highway. ESCC landscape architect states that development offers potential enhancement to streetscape.
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). Loss or amendment of existing allocation will be considered through Local Plan Part 2. 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	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
48PT	Land north of Valley Road west of 34	0.2	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	0.04	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	0.13	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).
51PT	Land west of 18 Valley Road	0.16	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	0.26	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	0.1	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	0.04	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
55PT	Plots 319, 320, 321, 322(part) Valley Road	1.4	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.
56PT	Land north of 4-12 Greenhill Way	0.33	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	0.15	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	0.39	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
59PT	Plot 10, 28 Valley Road	0.8	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 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	0.04	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	0.19	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).
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, hence unknown availability. 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	0	n/a	n/a	n/a	n/a	Complete	Completed

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
64PT	264 South Coast Road	0.12	29	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 (LW/13/0747) for new police station and 9 flats approved. Subsequent planning application submitted (LW/16/0841) for 31 gross sheltered apartments (approved subject to s106). Approximately 500m from Meridian Centre shops and services. Within walking distance of bus stops with frequent services to Brighton and Newhaven. Within walking distance of schools.
65PT	Land between Telscombe Grange and Smugglers Rest PH, South Coast Road	0.48	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.
66PT	The Copse, Telscombe Cliffs Way	0.2	10	Not suitable	Unknown	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Greenfield site within the planning boundary. Currently woodland, entirely designated as TPO Group. Pedestrian link through site. Site is within reasonable walking distance to local services and facilities, town centre is approximately 1.4km from site. ESCC highways state that access is achievable on to Telscombe Cliffs Way. Links should be made from site to existing footpath on west side of carriage way. ESCC Landscape Architect states that protected tree group is significant as area is largely void of trees. Development of site would result in the loss of protected group. ESCC Archaeologist states that there is medium potential for historic environment.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
67PT	Land rear of Tudor Rose Manor Park, South Coast Road	2.1	63	Not suitable	Available	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	<p>Greenfield site on urban edge, adjacent to the planning boundary. Currently scrubland. Site is within walking distance of local shop (Ashington Gardens). Bus stop approx. 240m from site with regular services to Newhaven and Brighton.</p> <p>Proposed new shared access with Caravan Park on to A259. ESCC highways state access is achievable and preference is for a shared access road with Maple Road. LCS indicates site is in a landscape character area of low/ medium capacity for change. Site is within sensitive location, north facing slopes look into the SDNP, albeit longer views from site are limited to the NW. Development would further erode the gap between Peacehaven and Newhaven. Initial ESCC Landscape Architect comments state that whilst development may offer opportunity to soften the hard urban edge the site is within an important green gap and within a visually sensitive location with views to the National Park.</p> <p>Development would increase impact of urban area on views. ESCC Archaeologist states there to be a medium potential for historic environment. Planning application (LW/15/ 0631) for up to 63 units refused. Further supporting transport, landscape and ecology work submitted to SHELAA. Landscape Report concludes that some capacity for development, but less than shown in Concept Plan, with mitigation planting and retaining some open space on site.</p>

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
67PT Contd.	Land rear of Tudor Rose Manor Park, South Coast Road	2.1	63	Not suitable	Available	Unknown or Marginal	Not Deliverable or Developable		Not Deliverable or Developable – Not Suitable	Whilst ESCC LA indicates some limited development could be acceptable, concerns of views from SDNP and treatment of new urban edge remain. Concerns over suggested extent of development and impacts on landscape (including SDNP) remain. ESCC highways comments remain the same at this stage. Phase I and II ecology reports submitted as part of planning application concluded presence of a significant number of common reptile and at least one other, translocation required, plus a high use of site by birds.
68PT	19 The Lookout, Valley Road area	2.23	Min. 6	Not Suitable	Available	Unknown	Not Deliverable or Developable		Not Deliverable or Developable - Not Suitable	Greenfield site, with part of site containing a dwelling. Site is detached from main settlement of Peacehaven. Area largely scrubland with isolated development plots. Eastern parcel of site within SNCI. No other environmental or historical designations on site. Local services and facilities or public transport not available within walking distance of site. ESCC highways state that The Lookout is unadopted and not constructed to adoptable standards. No footways and car dependant. Net increases in dwellings should warrant improvements to general access. ESCC landscape architect considers that a high quality development could be acceptable, landscape buffer to SDNP required. LCS shows site within landscape character area of negligible/ low capacity for change. Concerns over achievability of site due to potential costs associated with provision of necessary infrastructure.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
01RG	Land at Broyle Gate Farm, Lewes Road	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 retained 2003 Local Plan unimplemented allocation for recreation and sports facilities (RG3) – this would need to be considered at the plan making and/or application stage. Site is retained for recreation and sports uses in the Ringmer Neighbourhood Plan (Policy 7.4). Significant development in Ringmer would impact upon the Earwig Corner junction. Based on current information and views of ESCC highways and the site proponent improvements are 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 five years. Site is considered suitable in landscape terms. ESCC landscape architect states that development would need to be contained within a strong landscape setting and views from the South Downs should be considered. LCS concludes wider landscape character area to have a negligible/ low capacity for change. No abnormal build costs and the site is in single ownership. Site recently promoted through planning process (LW/14/0947).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
02RG	Diplocks Yard, Bishops Lane	1ha	12	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Brownfield site predominately within planning boundary. Site has existing and established employment uses. Uses will need to be relocated or potentially incorporated within a mixed use development. Site is suitable and available but significant unknowns associated with potential costs for clean up of contamination. Area of potential archaeological interest. ESCC highways state that site is served by existing adopted highway, no objection in principle. ESCC landscape architect considers that the area north of Bishops Lane should be assessed as a unit to identify developable areas and suitable landscape setting to redefine village edge. Site is allocated as a mixed use (residential and employment) development site in the Ringmer Neighbourhood Plan. Site being promoted through a planning application (LW/16/0704 for 10 units) – therefore now considered that a viable scheme is achievable.
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 highways and the site proponent improvements are considered possible and achievable. Area of potential archaeological interest. ESCC landscape architect considers that the area north of Bishops Lane should be assessed as a unit to identify developable areas and suitable landscape setting to redefine village edge. LCS concludes wider landscape character area to have medium capacity for change. No abnormal build cost identified. Site is in single ownership. Site is a strategic allocation within the Core Strategy (SP6). Site has outline planning permission (LW/14/0127) for 110 units.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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. ESCC landscape architect states that development would need to be contained within a strong landscape setting and views from the South Downs should be considered. LCS concludes wider landscape character area to have a negligible/ low capacity for change. Site is considered suitable in landscape terms. Site is not an allocation within the Ringmer Neighbourhood Plan.
05RG	Marlie Farm, Shortgate	1.35ha	0	n/a	n/a	n/a	Filtered	Filtered - Fails Proximity Assessment	Filtered at initial stages (proximity)
06RG	Caburn Field, Anchor Field	1.2ha	40	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is currently allocated for residential development (saved Policy RG1, is taken forward by Core Strategy). Development for housing requires relocation of football club. On going discussions with proponents have identified a preferred location for relocating the football club with agreement in principle in place. 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. Sufficient onsite parking should be provided. Potential for incorporating LDC owned land adjacent in wider scheme. Likely that larger scheme will deliver more than the 40 allocated units.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
07RG	The Kennels, Laughton Road	1.5ha	35	Not Suitable	Not Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Brownfield site in existing employment use (hunt kennels). Site is adjacent (across road) to planning boundary. Site is no longer considered available for housing. Site is now proposed employment allocation in the Ringmer Neighbourhood Plan (Policy EMP8). Site has existing access point and traffic movement associated with current business and residential uses on site. ESCC highways would need to understand current traffic movements to assess potential development. It is within walking distance of bus stops, although not within walking distance of shops and services in Ringmer. ESCC landscape architect states that development would need to be contained within a strong landscape setting and views from the South Downs should be considered.
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. ESCC highways state site has existing minor access off Broyle Lane with appropriate visibility. Bus stop is adjacent and is located 900 m from the village centre. Area of potential archaeological interest. 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
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	3	n/a	n/a	n/a	n/a	Filtered	Site is identified for residential use within Ringmer Neighbourhood Plan (3 units) and now has planning permission (LW/15/0173). Falls below SHELAA site threshold, hence now filtered.
13RG	Land north of Bishops Lane	2.51ha	0	n/a	n/a	n/a	Superseded/Not Applicable	Superseded	See 21RG

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
14RG	Land to rear of Westbourne, Lewes Road C1	0.74ha	12	Suitable	Unknown	Unknown	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. Ringmer Neighbourhood Plan allocates land for housing (RES1) and confirms the site is available in part. 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 either of the road fronting properties is demolished, therefore potential for ransom strip. Site capacity has been reduced to reflect consideration given to site through Ringmer Neighbourhood Plan process. Site is within 400m of a bus stop. Planning application submitted (LW/16/0703) for 4 dwellings: approved. Not known when remainder of site will come forward.
15RG	Garage site, Lewes Road C2 (Busy Bee Garage)	0.12ha	8	Suitable	Available In Future	Unknown	Developable		Developable - Suitable but only Available in future	Brownfield site within planning boundary. Currently in use as garage and car sales, which potentially needs relocating. Site is 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. Site would be infill development. Within walking distance of village shops and bus stops with services to Lewes and Uckfield. Site is identified for housing within the Ringmer Neighbourhood Plan (RES27).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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. Sufficient onsite parking will be required so as not to overspill on to restricted width of North Road. ESCC landscape architect states that development must respect character of village green and surrounding houses. Site is identified for housing within the Ringmer Neighbourhood Plan (RES28).
17RG	Pippins, Bishops Lane C4	0.4ha	4	n/a	n/a	n/a	n/a		Filtered	Land on edge of village green which is bounded on all sides by residential development. Ownership and availability is unknown. Site is identified for housing within the Ringmer Neighbourhood Plan (RES9). Boundary of site has been amended due to development of western section. Capacity has been reduced to reflect reduced size site.
18RG	Chapters, Bishops Lane C5	0.2ha	4	n/a	n/a	n/a	n/a		Filtered	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. Site is identified for housing within the Ringmer Neighbourhood Plan (RES7). Site boundary and capacity revised to reflect neighbourhood plan.
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 is identified for housing within the Ringmer Neighbourhood Plan (RES30) and forms part of larger strategic site within the Core Strategy.

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	20	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Mixed brown and greenfield site partly within the planning boundary. Existing pine shop and associated storage facilities on southern part on site. Potential for existing uses to be incorporated into development. Surrounded by residential development to the east and west. Within walking distance of bus stop and local shops. Area of potential archaeological interest. ESCC landscape architect considers that the area north of Bishops Lane should be assessed as a unit to identify developable areas and suitable landscape setting to redefine village edge. LCS concludes wider landscape character area to have medium capacity for change. Relocation of right of way required. ESCC highways state junction re-alignment needed. Site is identified for housing within the Ringmer Neighbourhood Plan (RES5). Planning application (LW/16/0177) for Reserved Matters approved.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
21RG	Land east of Diplocks Industrial Estate, Bishops Lane	2.5ha	75	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Site is being actively promoted through Part 2 of Local Plan. Greenfield site adjacent to planning boundary, within walking distance of bus stop and local shops. Area of potential archaeological interest. ESCC landscape architect considers that the area north of Bishops Lane should be assessed as a unit to identify developable areas and suitable landscape setting to redefine village edge. LCS concludes wider landscape character area to have medium capacity for change. Relocation of right of way required. Significant development in Ringmer would impact upon the Earwig Corner junction. Based on current information and views of ESCC highways this is considered possible and achievable. Access can be achieved independently or through one of the adjacent sites. 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 five years. Site is not identified for housing within the Ringmer Neighbourhood Plan.

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 forms eastern section of larger assessed site (03RG). 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. ESCC landscape architect considers that the area north of Bishops Lane should be assessed as a unit to identify developable areas and suitable landscape setting to redefine village edge. LCS concludes wider landscape character area to have medium capacity for change. Significant development in Ringmer would impact upon the Earwig Corner junction. Based on current information and views of ESCC highways and the site proponent improvements are 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 five years. The site forms part of larger Core Strategy Strategic site (SP6). Planning application (LW/14/0127) for North of Bishops Lane site allowed on appeal.
24RG	Glebe Land, Ham Lane	0.65ha	20	Not Suitable	Available	Not Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	It is a low lying greenfield 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. ESCC landscape architect considers site too remote, open and rural. 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 forms western section of larger assessed site (03RG). 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. ESCC landscape architect considers that the area north of Bishops Lane should be assessed as a unit to identify developable areas and suitable landscape setting to redefine village edge. LCS concludes wider landscape character area to have medium capacity for change. Significant development in Ringmer would impact upon the Earwig Corner junction. Based on current information and views of ESCC and the site proponent improvements are 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 five years. The site forms part of larger Core Strategy Strategic site (SP6). Planning application (LW/14/00127) for North of Bishops Lane site allowed on appeal.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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 improvements are 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 is not identified for housing within the Ringmer Neighbourhood Plan.
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. ESCC landscape architect considers that the area north of Bishops Lane should be assessed as a unit to identify developable areas and suitable landscape setting to redefine village edge. LCS concludes wider landscape character area to have medium capacity for change. Access is thought to be achievable. Site forms part of larger submitted SHELAA site (03RG) and identified as part of larger strategic allocation within Core Strategy. Included in Ringmer neighbourhood plan site allocation (RES31) and larger strategic housing site within the Joint Core Strategy (Spatial Policy 6: Land north of Bishops Lane).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
29RG	Land north and east of Broyleside	28.8	400	Not Suitable	Available	Unknown	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. ESCC landscape architect states potential to improve urban edge, albeit on a smaller scale than currently promoted, through bold landscaping and only acceptable if development would enhance the character of landscape surrounding the site through tree and hedge planting of surrounding fields to restore historic character.
30RG	Land east of Broyleside	6.17	180	Not Suitable	Available	Unknown	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 secondary/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. ESCC landscape architect states potential to improve urban edge through bold landscaping and only acceptable if development would enhance the character of landscape surrounding the site through tree and hedge planting of surrounding fields to restore historic character.

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	50	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Previous SHLAA review work concluded that initial 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. Capacity has been reduced to take this into account. Smaller site is identified for housing within the Ringmer Neighbourhood Plan (RES11) and for lower capacity (30 units), see 37RG. Eastern section of site is identified for community woodland in the RNP, potentially reducing size and capacity of 31RG.
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 requires 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 is identified for housing within the Ringmer Neighbourhood Plan (RES10).

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	2.3	40	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site adjacent to planning boundary. South east section currently used as recreation field and area. Loss of recreation area will need to be considered at allocation stage. Proposal suggests provision of recreation space to west of housing. 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. Site is not identified for housing within the Ringmer Neighbourhood Plan.
34RG	Land west of Vicarage Close	0.17	10	Suitable	Not Available	Unknown	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	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. Only feasible access appears to be through Vicarage Close which is private road. Not clear if owner in agreement to access. 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. Landowner has stated that site is not currently available for development.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
35RG	Land at Neaves Paddock, Laughton Road	0.8	6	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site within 500m of planning boundary. Currently grassland. Within an Archaeological Notification Area. Smaller site is identified in the Ringmer Neighbourhood Plan (policy RES24) as an exception site. One unit has been delivered. Boundary has thus been amended to reflect this. 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 considers 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	0.49	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 is identified in the Ringmer Neighbourhood Plan (RES26), proposing subdivision of existing units. Not known whether units are available for such alteration. 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 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	1.55	30	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Greenfield site adjacent to planning boundary. Currently vacant field. 50% of site is within an Archaeological Notification Area. Site is identified in the Ringmer Neighbourhood Plan (Policy RES11) for 30 units. Forms smaller area to site 31RG. 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. Planning application (LW/15/0542) approved.
38RG	Land south of Upper Broyle Farm, Broyle Lane	1.4	20	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Greenfield land on edge of village adjacent to the planning boundary. Site is smaller area of previously promoted site (29RG). Not within walking distance of services or facilities. Bus stop approximately 240m of site with regular services to Ringmer and Lewes. ESCC highways state that site is largely car dependent, although within reasonable walking distance to bus stop. Footways should be extended to site. LCS indicates that site is within a broad landscape character area of negligible /low capacity for change ESCC Landscape Architect states that site is sensitive due to open nature of landscape but some scope for development within a very well new defined village edge of bold planting. Mature oaks should be retained. ESCC Archaeologist states that there is a medium potential for historic environment. Site not an allocation for housing within the Ringmer Neighbourhood Plan.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
39RG	Land at Norlington Lane	2.48	74 - 124	Not Suitable	Available	Achievable	Not Deliverable or Developable		Not Deliverable or Developable - Not Suitable	Greenfield site on western edge of Ringmer outside the planning boundary. Currently vacant field. Site is just out of reasonable walking distance of shopping parade and bus stop. ESCC highways state concerns over accessibility and sustainability of site due to exclusion to village and lack of footways. Within an Archaeological Notification Area. Site is within a highly sensitive location with views from the National Park. Development would extend the village beyond the built up area, protruding into the countryside. LCS indicates that site is within a broad landscape character area of medium capacity for change, albeit adjacent to a more sensitive landscape character area concluded to have negligible/ low capacity for change. ESCC Landscape Architect states that the area is rural in character and within a very open landscape with long views across from surrounding areas. Mitigation would be difficult.
40RG	Boathouse Organic Farm Shop, Uckfield Road		11	Suitable	Available	Achievable	Deliverable		Extant planning permission	Site has planning permission (LW/14/0830).
41RG	Sunnymede Garden, Norlington Lane	0.45	9	Suitable	Available	Achievable	Deliverable		Suitable, Available and Achievable	Greenfield site in close proximity to the planning boundary. No known environmental designations or constraints within or adjacent to site. Within an Archaeological Notification Area. Site is approximately 680m from bus stop and 950m of Ringmer shopping parade. Allocated site within the Ringmer Neighbourhood Plan (RES8) for 9 residential units. Planning application (LW/15/0490) submitted (withdrawn then resubmitted under LW/16/0459; approved).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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. However, site is not within walking distance of town centre and other key services/facilities. ESCC highways state that access does not raise any concerns. Potential landscape impact but mitigation considered achievable. LCS indicates that the site is within a landscape character area of negligible/ low capacity for change, albeit there may be opportunity to improve the current urban edge. ESCC landscape architect states that the site is sensitive and numbers high (50) to achieve satisfactory buffer. Capacity is reduced from initial suggest 83 units to reflect landscape concerns. Site is covered by two Archaeological Notification Areas, 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. Seaford are in the early stages of producing a neighbourhood plan – no preferred housing options have been identified as yet.
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	Available in Future	Unknown or Marginal	Developable		Developable – Suitable and Available but unknown achievability	Brownfield site within urban area close to town centre services and transport links. Site is allocated for residential use (saved LDLP policy SF5, taken forward by Core Strategy). Contact with landowners indicates no immediate delivery of site but allocation should remain. Need to remediate contaminants associated with previous Gasworks use and approx. two thirds of site is within flood zone 3 – may have viability implications. Within an Archaeological Notification Area. No other substantial constraints identified. Infill development with no landscape issues raised. Site has existing access point on to Blatchington Road. Seaford are in the early stages of producing a neighbourhood plan – no preferred housing options have been identified as yet.
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 car park 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 in the future. Within an Archaeological Notification Area. Seaford are in the early stages of producing a neighbourhood plan – no preferred housing options have been identified as yet.
06SF	Land north of Seaford	n/a	0	n/a	n/a	n/a	Filtered		Filtered - Unknown Location or Details	Filtered – Unknown 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)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
08SF	Site 1 - Land North of Crown Hill off Firle Road	0.3ha	7	Suitable	Unknown	Unknown	Developable		Developable - Suitable but Unknown Availability	Greenfield site adjacent to planning boundary. Reduced capacity in revised submission. Alternative access from south of site (Crown Hill) suggested by proponent but requires further assessment and discussions between relevant parties as is third party land, hence unknown achievability. Option considered by ESCC highways, widths are tight and dependent on third party land. Not considered a sustainable site due to distance from services. TPO group along eastern site boundary has been recently revoked but should be retained as contains site from wider landscape impacts. Seaford are in the early stages of producing a neighbourhood plan – no preferred housing options have been identified as yet.
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. ESCC highways consider site to be unsustainable due to distance to services.
10SF	Site at the Beachcomber, Dane Road, Seaford	0.45ha	0	n/a	n/a	n/a	n/a		n/a	Complete

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
11SF	The Hawth, Surrey Road, Seaford	1.06ha	10	Not Suitable	Available	Unknown	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.
13SF	Former Central Garage, Sutton Park Road	0.15	38	Suitable	Available	Achievable	Deliverable		Under construction	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. Site has been allowed at appeal for a scheme of 38 retirement apartments (LW/14/0150). Site is under construction.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
14SF	Buckle Car Park, Marine Parade (parcels A & B)	0.29	7	Suitable	Not Available	Unknown	Not Deliverable or Developable		Not Deliverable or Developable – Not Available	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. Southern boundary of site located within flood risk zone 3. ESCC highways state that traffic movements likely to be reduced and improvements to pedestrian links from site needed. 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. Restrictions on height of development exist, may impact capacity. Potential costs associated with above may impact achievability. Site is no longer considered available to due restrictive covenant impacting achievability of viable scheme.
15SF	Buckle Car Park, Marine Parade (Parcels A,B C)	0.45	10	Suitable	Not Available	Unknown	Not Deliverable or Developable		Not Deliverable or Developable – Not Available	Brownfield site within the planning boundary. Currently leased but considered that use can be relocated relatively easily and quickly. Within walking distance of bus stop and train station. Has existing vehicular access. Southern boundary of site located within flood risk zone 3. ESCC highways state that traffic movements likely to be reduced and improvements to pedestrian links from site needed. 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. Restrictions on height of development exist, may impact capacity. Potential costs associated with above may impact achievability. Site is no longer considered available to due restrictive covenant impacting achievability of viable scheme.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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 Core Strategy for potential redevelopment. However, lack of details submitted to adequately assess.
18SF	6 Steyne Road	0.06	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 was formally in B2 use, unit has now been demolished. Site has planning permission for solely residential use (LW/12/0693).
19SF	Territorial Army Centre, Drill Hall Broad Street, Seaford		0	n/a	n/a	n/a	n/a	n/a	Completed
20SF	Holmes Lodge, 72 Claremont Road, Seaford	0.07	12	Suitable	Unknown	Achievable	Developable	Developable - Suitable but Unknown Availability	Brownfield site located within planning boundary. Currently used as a guest house. Within walking distance of bus stop, train station and town centre services and facilities. Outline planning permission (LW/07/0834) for 12 flats has expired, hence unknown availability. Seaford are in the early stages of producing a neighbourhood plan – no preferred housing options have been identified as yet.
21SF	51 - 53 Blatchington Road, Seaford	0.12	9	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site located within planning boundary. Currently used as car storage depot with associated buildings. Within walking distance of bus stop, train station and town centre services and facilities. Adjacent to Archaeological Notification Area. Within flood zone 3a. Planning permission (LW/08/0969 - Outline) has now expired. However, proponent has confirmed that site is still available. Seaford are in the early stages of producing a neighbourhood plan – no preferred housing options have been identified as yet.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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. Seaford are in the early stages of producing a neighbourhood plan – no preferred housing options have been identified as yet.
23SF	Former Wynne's Nursery, Sutton Drove	0.19	0	n/a	n/a	n/a	n/a	Filtered – Fails Threshold	Site been promoted through planning process LW/15/0128 approved for 4 dwellings, hence site now fails size threshold.
24SF	Station Approach/ Dane Road	0.03	10	Suitable	Unknown	Achievable	Developable	Developable - Suitable but Unknown Availability	Brownfield site in town centre location (within Town centre saved policies E3 and E4 to be replaced by Core Strategy Core Policy 6). 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. Currently in use as retail units. Potential for mixed use development incorporating town centre uses. Seaford are in the early stages of producing a neighbourhood plan – no preferred housing options have been identified as yet.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
25SF	Land at Elm Court, Blatchington Road	0.24	9	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Brownfield site in central location. Previously location of temporary library, now vacant land. 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. No objections from highways raised in application. Resubmission of planning application for residential development (LW/15/0946); approved. Seaford are in the early stages of producing a neighbourhood plan – no preferred housing options have been identified as yet.
26SF	Land at East Albany Road/ Sutton Drove	0.06	12	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	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. No objection raised in application. Subsequent planning application submitted (LW/16/0037) for 12 units – approved subject to S106. Site now has interest from proponent and therefore available.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
27SF	Seaford Constitutional Club, Crouch Lane	0.31	19	Suitable	Unknown	Achievable	Developable		Developable - Suitable but Unknown Availability	Brownfield site within the planning boundary and established residential area. Seaford constitutional club currently occupies the site which appears to be in active use. Recent proposals indicate a redevelopment for residential and retention of club on site. Unknown when site proponent intends to develop site. 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 and therefore considered a sustainable location. Planning application submitted (LW/16/0124– pending consideration) for new club facilities and 19 residential units. ESCC highways, in relation to the planning application, indicate that parking needs consideration to avoid conflict between residents and users of the club. Access to be from Crouch Lane. ESCC Archaeologist concluded with Archaeological Impact Assessment that indicated potential for archaeological remains onsite. Further investigation and programme of works required.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
28SF	Land and buildings at Newlands School, Eastbourne Road	7.5	140	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Mix of greenfield and brownfield land. Former School land and buildings, now closed and being promoted for residential development. Recreational facilities previously used by public sports clubs. Number of individual and group TPO designations which should be retained and protected. Site contains one Grade II Listed Building (Manor House). Setting of Listed Buildings should be protected. Site is within walking distance of bus stop but not town centre services (approx. 1.4km). Entire site is within an Archaeological Notification Area (medieval village). ESCC Archaeologist states there to be a high potential for historic environment. ESCC Landscape Architect states that the main school building and open frontage to Eastbourne Road contributes to the local character. Conversion of main buildings and high quality redevelopment with retention of open space has potential. Developable area (approx. 5.5ha) and yield capacity has been reduced to reflect above constraints. Existing main point of access from Eastbourne Road at southern part of site. Further, secondary, access points to Eastbourne Road and Manor Road North are located in the north west and east of site respectively. ESCC Highways state that the main access road off Eastbourne Road will need to be improved to achieve required widths, but considered achievable. Site being promoted through planning application (LW/16/0800) for up to 183 dwellings.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
29SF	Land rear of Chichester Road	0.3	10	Suitable	Unknown	Unknown	Developable		Developable – Suitable but unknown availability	Brownfield site within the planning boundary. Currently vacant land. Previously industrial use has potential for land contamination issues and associated remediation costs. Site is within a built up area, ESCC landscape architect confirms that development is 'unlikely to have adverse landscape or visual impacts'. Site has existing access on to Chichester Road between numbers 64 and 66. Site is within walking distance of town centre services and public transport. Site is within an Archaeological Notification Area and adjacent to flood zone 3b. ESCC highways state that speed surveys required to confirm required visibility. Access improvements (5m wide road plus pavement) and provision of pedestrian facilities needed. Site has previous unimplemented outline consent for residential use (LW/05/2197). No promotion since, hence unknown availability. Potential for joint scheme with site to the south (04SF). Seaford are in the early stages of producing a neighbourhood plan – no preferred housing options have been identified as yet.
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	Greenfield land. 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. Relief Road is complete. 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. Northern part of the site (Phase 1) now has Reserved Matters planning approval (LW/15/0060) for 62 units. Now under construction. Remaining 113 units (Phase 2) has planning permission. Site is under construction.

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	Not Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Available	Greenfield land. Both areas of land (currently agricultural fields) are well contained from the wider landscape. ESCC landscape architect states that the site would need a new defined landscaped edge with a strong tree belts. The defined development line should not extend south of the school's southern boundary and the development should retain landscape features. 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. As such the site's overall suitability is subject to further transport assessment to determine the level of impact and potential mitigation, including impacts/mitigation at Ditchling. Eastern section of site was considered as a housing option through the Wivelsfield neighbourhood plan process but not taken forward. Eastern section is now designated as a Local Green Space. Remaining available section (Eastern Road) is assessed separately under 29WV.
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	50	Not suitable	Available	Achievable	Not Deliverable or Developable		Not Deliverable or Developable - Not Suitable	Greenfield land. Site is well contained from the wider landscape. However, LCS concludes low capacity for growth. ESCC landscape architect states that the gentle rising slope rising to a distinct ridge encloses the village and that South Road offers natural defined edge. Further landscape comments to planning application, see below, consider site to be visually sensitive with development having a detrimental effect on local character. Site has good access to local services and facilities and no apparent on-site constraints. The site borders existing residential development to the north and access is considered achievable. The site is within single ownership. The site's overall suitability is subject to further transport assessment to determine the level of impact and potential mitigation, including impacts/mitigation at Ditchling. Recent application LW/15/0466 promoting the site for 55 units (refused) – unacceptable and detrimental impact on visual amenity and character of this area of the countryside. The site was a proposed Local Green Space in the emerging Wivelsfield Neighbourhood Plan, deleted by the Examiner. Site proponent provided further submissions to the SHLAA, including revised scheme and landscape mitigation. ESCC landscape architect maintains previous objection.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
06WV	Antye Farm & Gamble Mead, Theobalds Rd, Burgess Hill	24.9ha	500	Not Suitable	Unknown	Unknown	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. This site has not been considered as a housing option through the Wivelsfield neighbourhood plan process.
07WV	Land East of B2112 Wivelsfield	approx. 5ha	0	n/a	n/a	n/a	Superseded/Not Applicable		Superseded	<i>See 14WV</i>

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
08WV	The Homestead, Homestead Lane, Burgess Hill	3.1ha	55	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Greenfield land. Few on-site constraints and existing residential development to the west, where a suitable point of access exists. Access point is on to Valebridge Road, (within West Sussex). Mature trees along site boundaries and through site could help minimise any landscape impact. Ancient Woodland located adjacent to eastern and part of northern boundary; sufficient buffer to AW should be provided. ESCC landscape architect considers site to have some scope for development within a strong landscape framework. Consideration should be given to character of landscape and farmsteads. 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. Amended site boundary to exclude Homestead property and higher capacity suggested by proponent. However, capacity remains unchanged to reflect considerations of retention of mature trees, lower densities of existing adjacent properties and recently approved development; and provision of buffer to AW. This site has not been considered as a housing option through the Wivelsfield neighbourhood plan process. Planning application submitted (LW/16/1040) – pending decision.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
09WV	Land at North Common Road	4.5ha	55	Suitable	Available	Achievable	Deliverable		Under construction	Greenfield land. The site has no apparent on-site constraints and is well contained from the wider landscape, hence minimal landscape impact. Landscape features should be retained. Access is achievable and site is in single ownership. The site's overall suitability is subject to further transport assessment to determine the level of impact and potential mitigation. Site now has Reserved Matters planning approval (LW/15/0752) for 75 units. This site is not a proposed housing allocation in the Wivelsfield neighbourhood plan. Site is under construction with 20 plots completed as at 1 April 2017.
10WV	Land at east of Valebridge Road, Burgess Hill	6.5ha	150	Suitable	Unknown	Achievable	Developable		Developable – Suitable but unknown availability	Greenfield land. Few on-site constraints and existing residential development to the west, where a suitable point of access exists. Ancient woodland along eastern section and TPO group designations south of Homestead Lane and along eastern boundary with Oakfields. Boundary has been amended to exclude Ancient Woodland. Mature trees on the other site boundaries would minimise any landscape impact. ESCC landscape architect considers site to have some scope for development within a strong landscape framework. Consideration should be given to character of landscape and farmsteads. Local services and train station approx 1.5km from the site. Site is in multiple ownership with no clear co-ordinated approach by proponents. The site is unlikely to have abnormal build costs and is located within an area with a relatively strong housing market. This site has not been considered as a housing option through the Wivelsfield neighbourhood plan process. Smaller parcels (08WV & 12WV) have come forward as planning applications.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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	Filtered – unknown details
12WV	Land at Medway Gardens	1.1ha	8	Suitable	Available	Achievable	Deliverable		Extant Planning Permission	Greenfield land. 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. ESCC landscape architect considers site to have some scope for development within a strong landscape framework. Consideration should be given to character of landscape and farmsteads. Proponent has indicated that agreement has been reached with all relevant parties to deliver site. The site is unlikely to have abnormal build costs and is located within an area with a relatively strong housing market. Site now has planning permission (LW/14/0350) for 29 units (27 net). Capacity has been reduced to reflect the planning permission. This site has not been considered as a housing option through the Wivelsfield neighbourhood plan process. 19 units completed as at 1 April 2017.
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	95	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Greenfield Land. 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 state that, if accessed from B2112, visibility of 215m is required as derestricted section of road, this can be reduced if 30mph limit is extended. Improvements to pedestrian facilities needed. The site's overall suitability is subject to further transport assessment to determine the level of impact from increased traffic and potential mitigation, including impacts/mitigation at Ditchling. Planning application (LW/15/0607) refused and dismissed at Appeal. Site was considered as a housing option through the Wivelsfield neighbourhood plan but not taken forward.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
15WV	Eastern Road, Wivelsfield (Wholly contained within 03WV)	6.13ha	190	Suitable	Not Available	Achievable	Not Deliverable or Developable		Not Deliverable or Developable - Not Available	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. Site has potential options for access points (Green Road and Eastern Road). The site's overall suitability is subject to further transport assessment to determine the level of impact from increased traffic and potential mitigation, including impacts/mitigation at Ditchling. This site has not been considered as a housing option through the Wivelsfield neighbourhood plan process. Eastern section is now designated as a Local Green Space. Remaining available section (Eastern Road) is assessed separately under 29WV.
16WV	Site at Haywards Heath, east of Hurstwood Lane	6.7ha	201	Not Suitable	Unknown	Unknown	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. This site has not been considered as a housing option through the Wivelsfield neighbourhood plan process.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
17WV	Site north of Abbots Leigh	9.1ha	243	Not Suitable	Unknown	Unknown	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. This site has not been considered as a housing option through the Wivelsfield neighbourhood plan process.
18WV	Land at The Nuggets, Valebridge Road	1.2ha	14	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Predominately greenfield land. 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 standalone 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. This site has not been considered as a housing option through the Wivelsfield neighbourhood plan process.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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 (West Sussex). 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. This site has not been considered as a housing option through the Wivelsfield neighbourhood plan process.
20WV	Springfield Industrial estate, B2112	2.3	30	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Well contained site located outside the planning boundary, on the western of Wivelsfield village. Mix of brownfield and greenfield land. Application looks to address previous concerns over odours from adjacent sewage works and land contamination from associated onsite commercial nursery uses. Flood zone 3 along south west boundary. Not within walking distance of shop/post office. Approximately 1.5km from primary school and other services within the village. No on-site environmental designations. Site is a housing allocation in the Wivelsfield Neighbourhood Plan (Policy 2i) for approximately 30 units. Site granted planning permission at appeal (LW/14/0790) for 31 units.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
21WV	Land between The House and Magpie Ridge		6	Not suitable	Available	Unknown	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).
22WV	Land at the Homestead and The Nuggets	4.75	100	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Site is combination of 08WV and 18WV. Greenfield site within 500m of planning boundary. Proponent confirms agreement from clients on joint promotion and site's point of access supporting the site's availability and achievability. As such, site has been reconsidered. 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 and TPO group along Homestead Lane. Total site area has been amended to take account constraints. 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. This site has not been considered as a housing option through the Wivelsfield neighbourhood plan process. Part of site (08WV) is subject to a planning application (LW/16/1040).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
23WV	Land west of Slugwash Lane	0.43	10	Suitable	Unknown	Unknown	Developable		Developable – Suitable and Available but unknown achievability	Greenfield site within close proximity to planning boundary. Site currently young woodland. ESCC highways state visibility distances cannot be achieved for derestricted speeds, however if 30mph were extended then distances would be achievable. Site boundary vegetation will need to be cut back to achieve access and sightlines. Footway should be provided linking site with village. Limited opportunity along west side due to ditch. ESCC Landscape Architect states some potential for low density development without adversely impacting on the character of the rural village edge. Boundary trees and hedges, and mature trees, should be retained. No historic designation constraints. ESCC archaeologist states a medium potential for historic environment. Site was previously considered by Wivelsfield Parish Council as part of the Wivelsfield Neighbourhood Plan but no longer being taken forward. No active promotion of residential use to LDC, hence unknown availability. Available services within reasonable walking distance from site.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
24WV	Land opposite War Memorial, Green Road	0.8	10	Suitable	Unknown	Achievable	Developable		Developable – Suitable but unknown availability	Greenfield site within close proximity to planning boundary. ESCC highways consider that access can be achieved from Green Road. Formal verge needed on north side of carriageway to provide footpath and crossing to footpath on south side of carriage way needed. ESCC Landscape Architect considers low density development, extending the character of the adjacent ribbon development, would be acceptable. Trees should be retained, although potentially a constraint to access. No historic designation constraints. ESCC archaeologist states a medium potential for historic environment. Site is within walking distance of services within Wivelsfield Green. Other services are available in Burgess Hill accessible by bus. Site was previously considered through the Wivelsfield Neighbourhood Plan but no longer being taken forward as a housing option.
25WV	Land north of Rookhurst Cottages			n/a	n/a	n/a	Filtered		Filtered – Fails proximity assessment	Filtered at initial stage (proximity)
26WV	Plots adjacent to Hundred Acre Lane	0.19		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
27WV	Land south of Asylum Wood	2.5	35	Suitable	Available in Future	Achievable	Developable		Developable – Suitable but Available in Future	Greenfield site within 500m of the planning boundary. Whilst the site is relatively open from the north this area is allocated for housing (02WV) within the Core Strategy, with the northern part having extant planning permission. ESCC Landscape Architect states that 27WV may be acceptable in landscape terms with mitigation measures including, but not limited to, at least a 20m tree belt providing a well-defined edge and visual barrier to open countryside to the south; creation of green corridor in stream valley; protection of sunken lane byway; and buffer to ancient woodland created. No historic designation constraints. ESCC Archaeologist states medium potential for historic environment. Site is not within walking distance of key services and facilities. Site is available for development but access is dependent on the development of 02WV. This site has not been considered as a housing option through the Wivelsfield neighbourhood plan process

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
28WV	Land south of Green Road	4.5	80	Suitable	Not Available	Achievable	Not Deliverable or Developable		Not Deliverable or Developable - Not Available	Greenfield site adjacent to the planning boundary. Unclear from most recent submitted information where and how the site is to be accessed. However, site fronts Green Road to the north for potential access. ESCC Highways state that visibility sightlines are considered achievable on Green Road and that site is well positioned in village to access services available within Wivelsfield Green. Other services are available within the nearest town, Burgess Hill, are accessible bus. No historic designation constraints. ESCC Archaeologist states that there is a medium potential for historic environment. ESCC Landscape Architect states that new development line should not exceed southern edge of the primary school to mitigate potential impacts on landscape. The LCS finds the area south of Green Road to be a preferred area for development at Wivelsfield Green in landscape terms with medium/high capacity provided no further south than southern boundary of primary school. Site is designated as a Local Green Space in the Wivelsfield neighbourhood Plan.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
29WV	Land at Eastern Road	2.1	50	Suitable	Available	Unknown	Developable		Developable – Suitable and Available but unknown achievability	Greenfield site adjacent to the planning boundary. Site is well contained to the north and east by hedges and residential development. ESCC Landscape Architect states some opportunity for development given closed nature of site and close relationship with built up area. Well defined edge to south needed. Southern boundary hedge and ditch should be protected and strengthened to mitigate potential landscape impacts and provide a green network corridor. LCS finds the area south of Green Road to be the preferred location for development in landscape terms in and around Wivelsfield/ Wivelsfield Green. ESCC highways consider that the road upgrades (including footways) required to accommodate additional development along Green Road are achievable. Not clear where access is to be taken from, will potentially be dependent on third party land, hence unknown achievability. No historic designation constraints. ESCC Archaeologist states that there is a medium potential for historic environment. Site is within walking distance to services available within Wivelsfield Green. Other services are available within the nearest town, Burgess Hill, are accessible bus. This site has not been allocated within the Wivelsfield neighbourhood Plan.
30WV	Land at The Peak, Theobalds Road		4	n/a	n/a	n/a	n/a		Filtered - Site Below Dwelling Threshold	Filtered at initial stage (threshold)

Appendix 3 Housing Land Supply Position as at 1 April 2017

Introduction

1. Paragraph 47 of 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*.
2. The purpose of this note is to update the Council's five year housing land supply position to reflect the position as at 1st April 2017. The five year period covers the period between 1st April 2017 and 31st March 2022.
3. In updating the housing land supply position the Council has considered the outcomes of relevant planning appeal decisions, the NPPF, the publication and subsequent updates of Government's National Planning Policy Guidance (PPG), the current status of the Lewes District Council (LDC) and South Downs National Park Authority (SDNPA) Joint Core Strategy (JCS), recent case law and legal advice.

Joint Core Strategy and Housing Requirement Figure

4. Lewes District Council (LDC) adopted the JCS on the 16th May 2016. The South Downs National Park Authority (SDNPA) subsequently adopted the JCS on the 23rd June 2017. The JCS is now the development plan for the Lewes district¹.
5. Spatial Policies 1 and 2 of the JCS set out the housing requirement of a minimum 6,900 net additional dwellings (345dpa), for the district over the Plan period, between 2010 and 2030 (see footnote 1). A proportion of the 6,900 has already been met through completions since April 2010. The remainder will be met through commitments²; an allowance for small-scale windfall sites; rural exception³ sites; and planned housing site allocations through Local Plan Part 2 (LPP2), the SDNPA's Local Plan or Neighbourhood Plans.
6. Following the adoption of the JCS LDC and the SDNPA are progressing their respective development plan documents (DPD) to identify non-strategic site allocations and provide detailed policies to support the JCS. LPP2 will identify housing allocations for areas outside the Park. As such, from 2017 Lewes District Council will update and publish a Strategic Housing and Economic Land Assessment (SHELAA) covering only the areas of the district outside of the Park. The SDNPA has recently published its own Park-wide [Strategic Housing Land Availability Assessment](#) (SHLAA) which includes the areas of the district within the Park.
7. To assist in the preparation of the above Lewes DPDs and calculation of the five supply of deliverable housing, the housing requirement figure has been disaggregated between the two LPAs, see summary table below. This note therefore sets out three different five

¹ A recent High Court judgement quashes Spatial Policies 1 and 2 insofar as they relate to the SDNP.

² Sites with planning permission, sites with resolution to approve subject to Section 106 legal agreement, JCS Strategic Site Allocations (including unimplemented 2003 LDLP allocations) and neighbourhood plan allocations.

³ Sites which meet 'saved' policy RES10

year housing supply calculations for the: whole district; areas of district outside the Park; and area of district inside the Park.

Table 1: Disaggregated 6,900 housing requirement figure

	Completions between 2010-2015	Commitments (as at 1 April 2015)	Strategic Sites	Subsequent allocations	Windfall	Rural exception sites	SP2 (3)'Floating' 200	Total
Housing <u>inside</u> the National Park	220	142	655	271	132	48	0	1,468
Housing <u>outside</u> the National Park	800	1,416	1,073	1,423	468	77	200	5,432
	1,020	1,558	1,728	1,694	600	125	200	6,900

8. This note concludes that:
- The district as a whole is able to demonstrate a five year supply of deliverable housing land, equivalent to 5.55 years;
 - Lewes District Council is able to demonstrate a five year supply of deliverable housing land, equivalent to 5.36 years against the 5,432 housing requirement figure; and
 - The South Downs National Park Authority (for the area within Lewes district) is able to demonstrate a five year supply of deliverable housing land, equivalent to 6.16 years against the 1,468 housing requirement figure⁴.
9. For all three calculations a 5% buffer, as required by paragraph 47 of the NPPF, and the Liverpool Approach⁵ to meeting any shortfall accumulated in the early part of the Plan are applied.

Housing Land Supply

Housing Land Supply Methodology

10. Footnote 11 of the NPPF states that for sites to be considered deliverable they should: be available now; offer a suitable location for housing development now; be achievable with a realistic prospect that housing will be delivered on site within five years; in particular that development of the site is viable.
11. In addition, it also states that sites with planning permission should be considered deliverable until permission expires or unless there is clear evidence that schemes will not be implemented within a five year period. PPG (Paragraph 031 ID: 2-031-20140306) provides further clarification on sites which can be considered deliverable

⁴ This figure has been calculated against the disaggregated JCS housing requirement figure for illustrative purposes.

⁵ The 'Liverpool Approach' spreads any shortfall over the remainder of the Plan period, whereas the 'Sedgefield Approach' seeks to meet the shortfall in the next five years.

and states that the existence of planning permission or allocation is not a prerequisite for a site to be considered deliverable in terms of the five-year supply.

12. As such careful consideration has been given to which sites to include within the five year supply calculation. The following are included within the housing supply calculation:
 - Large and small sites with extant Planning Permission as at the 1st April 2017;
 - Selected sites with a resolution to approve subject to as at 1st April 2017;
 - Selected sites allocated for housing within the adopted Development Plan (including unimplemented 2003 Lewes District Local Plan housing allocations and adopted neighbourhood plan housing allocations);
 - Selected sites concluded to be Deliverable within the most recent Strategic Housing land Availability Assessment (SHELAA); and
 - A contribution from Windfall sites.

Commitments

Sites with extant planning permission

13. Large and small sites benefitting from planning permission, as at 1st April 2017, which are expected to contribute to completions within the next five years, are included in the five year housing land supply calculation.
14. As at 1st April 2017 a total of 1,864 net units on large sites (6 net units or more) had extant planning permission. Discussions with relevant parties (such as Development Management Case Officers, site proponent/developers), on these sites, on a site by site basis, have fed into determining a site's delivery and contribution to the five year supply. In cases where a site proponent is unable to provide anticipated phasing, or the Council wishes to check anticipated phasing provided, then a similar, local development might be used as a comparison. This approach is taken with all large sites.
15. Where sites have been brought forward from the previous published housing land supply position the Council has sought to ensure timings of delivery remain realistic and reasonable. Previous advice from developers and officers and/or relevant information obtained through the SHELAA process, is compared to the current position. This has enabled the Council to consider if and why there might have been a possible delay in a site's commencement or completion and, if necessary, modify the forthcoming five year delivery trajectory. The comparison between housing land supply updates also helps assess and moderate delivery timeframes anticipated by developers/ proponents for extant and future sites. The results of these considerations are reflected within each of the updated housing trajectories (Appendices 1, 2 and 3).
16. The Council takes a site by site approach to considering a site's deliverability rather than applying a flat percentage discount to the total number of units with planning permission on large sites. This approach is considered to provide a more accurate position reflecting the current position of each of the sites. As such, of the 1,864 net units with planning permission on large sites 1,509 net units are expected to be delivered within the next five years and are therefore included in the five year housing land supply calculation.
17. Small sites (5 net units or less) provide a consistent source of supply within the district. This source of supply is expected to continue to contribute to the district's delivery of housing over the Plan period. However, it is recognised that a proportion of small site

approvals have not been implemented in the past. To reflect this going forward, a percentage discount (25%) is applied to the total number of units on small sites with extant planning permission as at 1 April 2017. The percentage discount was calculated by examining how many units on small sites with planning permission were delivered. This determined the proportion of implemented approvals on small sites.

Year	Granted	Built	Expired	% Built	% Not Built
2004/05	92	74	18	80.43%	19.6
2005/06	84	64	20	76.19%	23.8
2006/07	98	71	27	72.45%	27.6
2007/08	124	82	42	66.13%	33.9
2008/09	75	53	22	70.67%	29.3
2009/10	50	36	14	72.00%	28.0
2010/11	66	57	9	86.36%	13.8
2011/12	61	46	15	75.41%	24.59

18. As at 1st April 2017 240 net units had extant planning permission on small sites district-wide. This figure is disaggregated between the areas outside and inside the Park: 167 units and 73 units respectively. Applying the 25% discount results in the following small site figures to be used in the five year supply calculation: 180 units district-wide; 125 units outside the Park; and 55 units within the Park.

Sites with Resolution to Approve Subject to S106

19. As at 1st April 2017 five large sites across the district, totalling 173 units, had been granted a resolution to approve subject to section 106 legal agreement sign off. Of the 173 units, 74 units are considered deliverable within the next five years and as such are included in the five year housing supply calculation. As with the large sites with extant planning permission each of the sites within this category are considered on a site by site basis to ascertain their anticipated delivery.

Housing site allocations and deliverable sites

20. In addition to the above, , the five year housing supply calculation also contains other sites considered deliverable (in line with footnote 11 of the NPPF) which are capable of at least contributing to the Council's five year housing supply. This includes:
- JCS strategic housing site allocations (176 units);
 - Unimplemented 2003 Local Plan allocations (99 units);
 - Neighbourhood plan allocations (78 units); and
 - Sites considered deliverable in the SHELAA, or which have since progressed through the planning process (159 units).

Additional Buffer

21. 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.

22. Housing delivery has been measured against the annualised South East Plan (SEP) and JCS⁶ housing requirement figures, 220 and 345 respectively. It is considered that there has not been a persistent under delivery against the district's housing requirement figures. Annual completions have only fallen below the relevant annualised housing requirement on four occasions in the last eleven years (see table 3 below). A 5% buffer is therefore considered appropriate and applied to the five year housing supply calculations.

Year	Net completions	Annualised DPD requirement
2006/ 07	296	220
2007/ 08	416	220
2008/ 09	257	220
2009/ 10	175	220
2010/ 11	161	220
2011/ 12	247	220
2012/ 13	220	220
2013/ 14	113	220
2014/ 15	276	220
2015/ 16	286	220
2016/ 17	204	345
Total	2,651	2,220

23. The above approach of measuring delivery performance against the housing requirement at the time, rather than backdating the JCS figure to the start of the Plan period, is considered reasonable. This is because, as acknowledged by the JCS Inspector in his Final Report "The increased requirements arising from the NPPF and the recent work on this Plan have only been fully clarified in the last year or so and there is inevitably a time delay involved in planning a significant uplift in new housing delivery in any area." The Council could not have planned to deliver a level of housing which had not yet been finalised, therefore to measure delivery against backdated figures is considered unreasonable. The JCS Inspector was satisfied that the 5% buffer was consistent with national policy and guidance.

Windfall allowance

24. 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 (SHLAA), historic windfall and expected future trends, and should not include residential gardens.
25. As stated in paragraph 17 above small site completions have provided a consistent source of windfall supply and completions in the district and are anticipated to continue to be reliable source of supply. This position was strongly supported by the JCS Inspector who considered that within the district, based on past performance and the strength of the local housing market, windfalls are very likely to be a continual source of supply.

⁶ The JCS was adopted in May 2016 and therefore its annualised housing requirement figure is used to measure delivery from 2016/17.

26. To determine an appropriate level of windfall contribution to the five year supply an assessment of past completions on small sites was undertaken, see table below. The windfall contribution of 50dpa is based on average small site completions within the five year period prior to the economic downturn, 2004/05 to 2008/09. This reflects a period of housing growth within the district that is more typical of the district's overall performance and potential.

Year	Total small site net completions	Net windfall exc. garden land	Percentage of small site completions on windfall excl garden land sites
2004/05	65	45	26.47
2005/06	85	65	24.53
2006/07	65	40	13.51
2007/08	88	61	14.70
2008/09	49	39	15.18
2009/10	62	39	22.29
2010/11	47	25	15.53
2011/12	45	23	9.31
2012/13	46	31	14.22
2013/14	44	30	26.55
2014/15	65	51	17.83
Total completions since 04/05	661	449	17.35
Completions in 5 year period pre-recession	352	250	17.82

27. The 600 windfall figure has been disaggregated based on the number of small site completions inside/ outside the Park within the first JCS 5 year period (2010/11 to 2014/15). The total number of small completions in this period was 247, and therefore very close to the annual contribution from windfalls (50dpa) within the JCS.
28. 22% of small site completions (approximately 55 units) in the five years up to 2015/16 were within the Park. Taking the 22% as a proportion of the 600 equates to approximately: 132 units inside the Park and 468 units outside the Park. These figures have been applied to the relevant five year calculations, see below. As with previous five year housing supply calculations the windfall allowance is staggered for three of the five years to avoid the risk of double counting with completions on small sites with extant planning permission.

Five Year Housing Land Supply Calculations

29. The tables below set out the five year housing land supply calculation, as at 1st April 2017, for the three scenarios as described in paragraph 7.

Table 5: District – wide 5YHLS		Units
A	Core Strategy housing requirement figure <i>(Core Strategy figure annualised)</i>	6,900 (345)
B	Net Completions (2010/11 to 2016/17)	1507
C	Residual Requirement <i>(Residual annualised)</i>	5,393 (414.8)
D	Residual 5 year requirement <i>(414.8 x 5)</i>	2,074
E	NPPF 5% buffer <i>(0.05 x 2,074)</i>	104
F	Total 5 year requirement figure <i>(Annualised over 5 years)</i>	2,178 (435.6)
G	Commitments	2,419
	<i>Large and small sites with planning permission</i>	1,689
	<i>Sites subject to Section 106</i>	74
	<i>Unimplemented 2003 Local Plan Allocations</i>	98
	<i>Core Strategy strategic site allocations</i>	176
	<i>Neighbourhood Plan allocations</i>	78
	<i>Windfall allowance</i>	145
	<i>Deliverable SHELAA sites</i>	159
H	<u>Supply</u> Years	5.55

Table 6: Lewes (outside the Park) 5YHLS		Units
A	Core Strategy housing requirement figure <i>(Core Strategy figure annualised)</i>	5,432 (272)
B	Net Completions (2010/11 to 2016/17)	1203
C	Residual Requirement <i>(Residual annualised)</i>	4,229 (325.3)
D	Residual 5 year requirement <i>(325.3 x 5)</i>	1,627
E	NPPF 5% buffer <i>(0.05 x 1,627)</i>	81
F	Total 5 year requirement figure <i>(Annualised over 5 years)</i>	1,708 (341.6)
G	Commitments	1,832
	<i>Large and small sites with planning permission</i>	1,132
	<i>Sites subject to Section 106</i>	74
	<i>Unimplemented 2003 Local Plan Allocations</i>	99
	<i>Core Strategy strategic site allocations</i>	176
	<i>Neighbourhood Plan allocations</i>	78
	<i>Windfall allowance</i>	114
	<i>Deliverable SHELAA sites</i>	159
H	<u>Supply</u> Years	5.36

Table 7: South Downs National Park 5YHLS		
		Units
A	Core Strategy housing requirement figure <i>(Core Strategy figure annualised)</i>	1,468 <i>(73)</i>
B	Net Completions (2010/11 to 2016/17)	287
C	Residual Requirement <i>(Residual annualised)</i>	1181 <i>(90.85)</i>
D	Residual 5 year requirement <i>(90.85 x 5)</i>	454
E	NPPF 5% buffer <i>(0.05 x 454)</i>	22.7
F	Total 5 year requirement figure <i>(Annualised over 5 years)</i>	477 <i>(95.39)</i>
G	Commitments	588
	<i>Large and small sites with planning permission</i>	<i>557</i>
	<i>Sites subject to Section 106</i>	<i>0</i>
	<i>Unimplemented 2003 Local Plan Allocations</i>	<i>0</i>
	<i>Core Strategy strategic site allocations</i>	<i>0</i>
	<i>Neighbourhood Plan allocations</i>	<i>0</i>
	<i>Windfall allowance</i>	<i>31</i>
	<i>Deliverable SHELAA sites</i>	<i>0</i>
H	Supply Years	6.16

Appendix 1 – District-wide Five Year Housing Trajectory

Sites with planning permission as at 1 April 2017								
Parish	Site address	Site/ application reference	Units within 5 years	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22
Lewes	Former Roche Site, Bell Lane	SDNP/12/00920	14			14		
Seaford	Tudor Manor Hotel, Eastbourne Road,	LW/07/1584	7	7				
South Heighton	The Old Rectory, Heighton Road,	LW/11/1078	0*					
Seaford	1 - 10 Talland Parade, Seaford	LW/11/1321	10			10		
Peacehaven	16 & 16A South Coast Road,	LW/09/1093	8	8				
Seaford	34 - 40 High Street,	LW/12/0020	5		5			
Lewes	Falcon Wharf, Railway Lane,	SDNP/12/00184 /FUL	7	7				
Newhaven	Site 1 and 2, Newhaven Eastside, The Drove	LW/11/0634	150			50	50	50
Seaford	6 Steyne Road,	LW/12/0693	6		6			
Lewes	8 North Street,	SDNP/14/03118 /DCOUPN	0					
Lewes	Lewes House site, Friars Walk	SDNP/14/01199 /FUL	25	10	15			
Seaford	Mardon, Claremont Road	LW/10/0359	0					
Wivelsfield	Land at North Common Road	LW/15/0752	55	55				
Newhaven	Harbourside Inn, Fort Road	LW/13/0769	5		5			
Newhaven	Newhaven Fire Station	LW/14/0899	7			7		
Ringmer	Boathouse Organic Farm shop, Uckfield Road	LW/14/0830	10			10		
Peacehaven	184 South Coast Road,	LW/15/0023	10	10				
Wivelsfield	Land off Ridge Way, Wivelsfield	LW/15/0060	62	30	32			
Newhaven	The Bridge Inn, High Street	LW/15/0500	6	6				
Hamsey	Covers Yard	LW/14/0943	25		10	15		
Chailey	Gradwell End, Mill Lane	LW/13/0620	40		40			
Seaford	Former Central Garage, Sutton Park Road,	LW/14/0150	38	38				
Wivelsfield	Land at Medway Gardens	LW/14/0350	8	8				
Newhaven	Former Parker Pen site	LW/14/0188	50					50
Seaford	Old House Depository	LW/12/0857	35	35				
Hamsey	Former Hamsey Brickworks	LW/14/0712	49				20	29
Newick	Cricketfield Smallholding	LW/14/0924	30	30				

* Sites with a contribution of '0' indicate that sites under that category are not considered, at this stage, to deliver housing in the next 5 years.

Newhaven	Old shipyard, Robinson Road	LW/14/0686	0					
Ringmer	North of Bishop's Lane,	LW/14/0127	110		25	50	35	
Ringmer	Old Forge Pine, Lewes Road	RES5 / LW/16/0177	21		21			
Lewes	Land at South Downs Road	SDNP/15/01303 /FULL	79		9	35	35	
Telscombe	Grassmere Court, Grassmere Avenue	LW/15/0999	6	6				
Chailey	Kings Head pub, East Grinstead Road	LW/16/0283	15	15				
Lewes	North Street Quarter	SDNP/15/01146 /FUL	350		40	150	100	60
Ditchling	The Royal Oak, Ditchling Road	LW/15/0827	7				7	
Wivelsfield	Springfield Industrial Estate, Ditchling Road	LW/14/0790	30			15	15	
Seaford	Elm Court, Blatchington Road	LW/15/0946	9				9	
Lewes	Magistrates Court Car Park, Court Road	SDNP/16/01618 /FUL	9				9	
Wivelsfield	Remainder of Greenhill Way,	SP5 / LW/16/0057	113	20	50	43		
Ringmer	Lower Lodge Farm, Laughton Road	RES11 / LW/15/0542	30					30
Newick	Mitchelswood Farm, Allington Road	LW/14/0703	0					
Lewes	40 - 42 Friars Walk, Lewes	SDNP/16/04343 /PA30	18			18		
Newhaven	Unit 6 Kendal Court, Railway Road	LW/16/0878	9		9			
Telscombe	Aqua House, 370 South Coast Road	LW/16/1009	6			6		
Ringmer	Sunnymede Garden, Norlington Lane	RES8 / LW/16/0459	9				9	
Newhaven	Rear of 1 Denton Drive	LW/16/0892	9			9		
Seaford	Sutton Leaze, Eastbourne Road	LW/16/0491	9		9			
Peacehaven	272 South Coast Road	LW/16/0244	8			8		
Total			1509	285	276	440	289	219

Sites with resolution for approval subject to S106

Parish	Site address	Site/ application reference	Units within 5 years	2017 / 18	2018 / 19	2019/ 20	2020 / 21	2021/ 22
Newhaven	Land at Valley Road	LW/12/0850	0					
Newhaven	Marco Trailers	LW/14/0564	0					
Peacehaven	1 South Coast Road	LW/15/0462	26		11	15		
Seaford	Seaford Constitutional Club, Sutton Lane	LW/16/0124	19			9	10	

Peacehaven	Peacehaven Police Station, 264 South Coast Road,	LW/16/0841	29			15	14	
Total			74	0	11	39	24	0

Unimplemented 2003 planning allocations

Parish	Site address	Site/ application reference	Units within 5 years	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22
Newhaven	Newhaven Marina, Fort Road,	LW/07/1475 / NH6	50					50
Ringmer	Caburn Field	RG1	40				20	20
Newhaven	South of Valley Road	NH4	9					9
Total			99	0	0	0	20	79

Deliverable sites

Parish	Site address	Site/ application reference	Units within 5 years	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021 / 22
Newhaven	Police Station, South Road	51NH	10				10	
Seaford	Former Newlands Primary School	28SF / LW/16/0800	50					50
Newhaven	Former Harbour Primary School, Western Road	55NH / LW/16/0542	32				15	17
Seaford	Land on south side of Sutton Drove	26SF / LW/16/0037	12				12	
Wivelsfield	Land to the rear of The Rosery, Valebridge Road	LW/16/1040	55		15	40		
Total			159	0	15	40	37	67

Neighbourhood Plan sites

Parish	Site address	Site/ application reference	Units within 5 years	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021 / 22
Newick	Land east of Telephone Exchange	HO3	30				15	15
Newick	Woods Fruit Farm, Goldbridge Road	HO4	38			8	15	15
Ringmer	Diplocks Yard, Bishops Lane	RES4 / LW/15/0747	10				10	
Total			78	0	0	8	40	30

Core Strategy site allocations

Parish	Site Address	Site/ application reference	Units within 5 years	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22
Peacehaven	Lower Hoddern Farm	SP8	126				63	63
Newhaven	Land at Harbour Heights	SP7	50					50
Total			176	0	0	0	63	113

Small Sites with Planning Permission as at 1st April 2017

Parish/ Town	Units	
Lewes	43	
Newhaven	28	
Peacehaven	38	
Seaford	33	
Barcombe	3	
Beddingham	0	
Chailey	6	
Ditchling	10	
East Chiltington	2	
Falmer	1	
Firle	3	
Glynde	1	
Hamsey	6	
Iford	0	
Kingston	8	
Newick	4	
Piddinghoe	0	
Plumpton	4	
Ringmer	18	
Rodmell	2	
St Ann Without	0	
St John Without	0	
Southease	0	
South Highton	1	
Streat	2	
Tarring Neville	0	
Telscombe	24	
Westmeston	2	
Wivelsfield	1	
Total	240	<i>With 25% discount (42) = 125 net units</i>

Appendix 2 – Lewes District Council Five Year Housing Trajectory

Sites with planning permission as at 1 April 2017								
Parish	Site address	Site/ application reference	Units within 5 years	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22
Seaford	Tudor Manor Hotel, Eastbourne Road,	LW/07/1584	7	7				
South Highton	The Old Rectory, Highton Road,	LW/11/1078	0					
Seaford	1 - 10 Talland Parade, Seaford	LW/11/1321	10			10		
Peacehaven	16 & 16A South Coast Road,	LW/09/1093	8	8				
Seaford	34 - 40 High Street,	LW/12/0020	5		5			
Newhaven	Site 1 and 2, Newhaven Eastside, The Drove	LW/11/0634	150			50	50	50
Seaford	6 Steyne Road,	LW/12/0693	6		6			
Seaford	Mardon, Claremont Road	LW/10/0359	0					
Wivelsfield	Land at North Common Road	LW/15/0752	55	55				
Newhaven	Harbourside Inn, Fort Road	LW/13/0769	5		5			
Newhaven	Newhaven Fire Station	LW/14/0899	7			7		
Ringmer	Boathouse Organic Farm shop, Uckfield Road	LW/14/0830	10			10		
Peacehaven	184 South Coast Road,	LW/15/0023	10	10				
Wivelsfield	Land off Ridge Way, Wivelsfield	LW/15/0060	62	30	32			
Newhaven	The Bridge Inn, High Street	LW/15/0500	6	6				
Hamsey	Covers Yard	LW/14/0943	25		10	15		
Chailey	Gradwell End, Mill Lane	LW/13/0620	40		40			
Seaford	Former Central Garage, Sutton Park Road,	LW/14/0150	38	38				
Wivelsfield	Land at Medway Gardens	LW/14/0350	8	8				
Newhaven	Former Parker Pen site	LW/14/0188	50					50
Seaford	Old House Depository	LW/12/0857	35	35				
Hamsey	Former Hamsey Brickworks	LW/14/0712	49				20	29
Newick	Cricketfield Smallholding	LW/14/0924	30	30				
Newhaven	Old shipyard, Robinson Road	LW/14/0686	0					
Ringmer	North of Bishop's Lane	LW/14/0127	110		25	50	35	

Ringmer	Old Forge Pine, Lewes Road	RES5 / LW/16/0177	21		21			
Telscombe	Grassmere Court, Grassmere Avenue	LW/15/0999	6		6			
Chailey	Kings Head pub, East Grinstead Road	LW/16/0283	15	15				
Ditchling	The Royal Oak, Ditchling Road	LW/15/0827	7				7	
Wivelsfield	Springfield Industrial Estate, Ditchling Road	LW/14/0790	30			15	15	
Seaford	Elm Court, Blatchington Road	LW/15/0946	9				9	
Wivelsfield	Remainder of Greenhill Way,	SP5 / LW/16/0057	113	20	50	43		
Ringmer	Lower Lodge Farm, Laughton Road	RES11 / LW/15/0542	30					30
Newick	Mitchelswood Farm, Allington Road	LW/14/0703	0					
Newhaven	Unit 6 Kendal Court, Railway Road	LW/16/0878	9		9			
Telscombe	Aqua House, 370 South Coast Road	LW/16/1009	6			6		
Ringmer	Sunnymede Garden, Norlington Lane	RES8 / LW/16/0459	9				9	
Newhaven	Rear of 1 Denton Drive	LW/16/0892	9			9		
Seaford	Sutton Leaze, Eastbourne Road	LW/16/0491	9		9			
Peacehaven	272 South Coast Road	LW/16/0244	8			8		
Total			1007	262	218	223	145	159

Sites with resolution for approval subject to S106

Parish	Site address	Site/ application reference	Units within 5 years	2017 / 18	2018 / 19	2019/ 20	2020 / 21	2021/ 22
Newhaven	Land at Valley Road	LW/12/0850	0					
Newhaven	Marco Trailers	LW/14/0564	0					
Peacehaven	1 South Coast Road	LW/15/0462	26		11	15		
Seaford	Seaford Constitutional Club, Sutton Lane	LW/16/0124	19			9	10	
Peacehaven	Peacehaven Police Station, 264 South Coast Road,	LW/16/0841	29			15	14	
Total			74	0	11	39	24	0

Unimplemented 2003 planning allocations

Parish	Site address	Site/ application reference	Units within 5 years	2017/ / 18	2018/ / 19	2019/ / 20	2020/ / 21	2021 / 22
Newhaven	Newhaven Marina, Fort Road,	LW/07/1475 / NH6	50					50
Ringmer	Caburn Field	RG1	40				20	20
Newhaven	South of Valley Road	NH4	9					9
Total			99	0	0	0	20	79

Deliverable sites

Parish	Site address	Site/ application reference	Units within 5 years	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021 / 22
Newhaven	Police Station, South Road	51NH	10				10	
Seaford	Former Newlands Primary School	28SF / LW/16/0800	50					50
Newhaven	Former Harbour Primary School, Western Road	55NH / LW/16/0542	32				15	17
Seaford	Land on south side of Sutton Drove	26SF / LW/16/0037	12				12	
Wivelsfield	Land to the rear of The Rosery, Valebridge Road	LW/16/1040	55		15	40		
Total			159	0	15	40	37	67

Neighbourhood Plan sites

Parish	Site address	Site/ application reference	Units within 5 years	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021 / 22
Newick	Land east of Telephone Exchange	HO3	30				15	15
Newick	Woods Fruit Farm, Goldbridge Road	HO4	38			8	15	15
Ringmer	Diplocks Yard, Bishops Lane	RES4 / LW/15/0747	10				10	
Total			78	0	0	8	40	30

Core Strategy site allocations

Parish	Site Address	Site/ application reference	Units within 5 years	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22
Peacehaven	Lower Hoddern Farm	SP8	126				63	63
Newhaven	Land at Harbour Heights	SP7	50					50
Total			176	0	0	0	63	113

Small sites with planning permission as at 1 April 2017

Parish/ Town	Units	
Newhaven	28	
Peacehaven	38	
Seaford	32	
Barcombe	3	
Beddingham	0	
Chailey	6	
East Chiltington	1	
Hamsey	7	
Iford	0	
Newick	4	
Piddinghoe	0	
Plumpton	4	
Ringmer	18	
St Ann Without	0	
St John Without	0	
Southease	0	
South Highton	1	
Streat	1	
Tarring Neville	0	
Telscombe	21	
Westmeston	2	
Wivelsfield	1	
Total	167	<i>With 25% discount (42) = 125 net units</i>

Appendix 3 – South Downs National Park Authority (within Lewes district) Five Year Housing Trajectory

Sites with planning permission as at 1 April 2017								
Parish	Site address	Site/ application reference	Units within 5 years	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22
Lewes	Former Roche Site, Bell Lane	SDNP/12/00920	14			14		
Lewes	Falcon Wharf, Railway Lane,	SDNP/12/00184/FUL	7	7				
Lewes	8 North Street,	SDNP/14/03118/DCO UPN	0					
Lewes	Lewes House site, Friars Walk	SDNP/14/01199/FUL	25	10	15			
Lewes	Land at South Downs Road	SDNP/15/01303/FULL	79		9	35	35	
Lewes	North Street Quarter	SDNP/15/01146/FUL	350		40	150	100	60
Lewes	Magistrates Court Car Park, Court Road	SDNP/16/01618/FUL	9				9	
Lewes	40 - 42 Friars Walk,	SDNP/16/04343/PA30	18			18		
Total			502	17	64	217	144	60

Small sites with planning permission as at 1 April 2017

Parish/ Town	Units	
Lewes	43	
Seaford	1	
Beddingham	0	
Ditchling	10	
East Chiltington	1	
Falmer	1	
Firle	3	
Glynde	1	
Hamsey	-1	
Iford	0	
Kingston	8	
Piddinghoe	0	
Rodmell	2	
St Ann Without	0	
St John Without	0	
Southeast	0	
Streat	1	
Tarring Neville	0	
Telscombe	3	
Total	73	<i>With 25% discount (18) = 55 net units</i>

Appendix 4 **Maps** (*See separate maps*)