

Lewes District Council

And

South Downs National Park Authority

**STRATEGIC HOUSING AND ECONOMIC LAND
AVAILABILITY ASSESSMENT (SHELAA)**

Section 7 - APPENDICES

December 2015



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 2017. A notional start date, allowing a year from adoption for planning permission to be obtained, of 2018 is given, unless a site proponent has indicated otherwise.

Site ref	Location	Potential Capacity	Build rate (p.a.)	Notional start date	April 2015 – March 2020	April 2020 – March 2025	April 2025 – March 2030
03BA	Hillside Nurseries, High Street, Barcombe	6	6	2020		6	
05BA	Land adjacent to High Street	25	25	2020		25	
07BA	Land north of High Street	10	10	2020		10	
08BA	Land at Bridgelands	8	8	2020		8	
05CH	Land fronting Mill Lane, South Chailey	10	10	2018	10		
08CH	Land at Layden Hall, East Grinstead Road	6	6	2020		6	
12CH	Land at Newick/North Chailey	20	20	2020		20	
15CH	Land at Glendene Farm, Station Road, North Chailey	8	8	2018	8		
16CH	Land at Oxbottom Lane,	20	20	2018	20		
19CH	Chailey Brickworks	48	40	2020		48	
20CH	Land south of Fairseat House, Station Road	15	15	2020		15	
21CH	Land south of Fairseat House and west of Oxbottom Lane.	30	30	2018	30		
01DT	St George's Retreat, Ditchling	27	27	2015	27		
02DT	103a Lewes Road, Ditchling	15	15	2015	15		
05DT	Land at North End, Ditchling	30	30	2020		30	
06HY	The Platt, Land off Beechwood Lane, Cooksbridge	12	12	2020		12	
09HY	Land at Beechwood Lane, Cooksbridge	23	23	2020		23	
10HY	Covers yard, west of A275	25	25	2017	25		
01LW	Old Malling Farm	200	40	2018	80	120	
03LW	Land at South Downs Road, Lewes	79	40	2016	79		
04LW	Wenban Smith site – adjacent to car park	23	23	2020		23	

10LW	Riverside – Cliffe	13	13	2015	13		
14LW	Spring Gardens Depot and Brook Street Store	14	14	2018	14		
16LW	East Sussex County Council, County Hall, St. Anne's Crescent, Lewes,	100	40	2025			100
19LW	All in North Street, Lewes	415	119	2017	356	59	
20LW	Lewes House Site – Land between Walwers Lane and Church Twitten and Land rear of library	25	25	2015	25		
27LW	Landport club & garages	8	8	2020		8	
31LW	Magistrates Court Car Park, Court Road	15	15	2018	15		
32LW	Land and building west of North Street	10	10	2015	10		
33LW	St Mary's Social Centre, Christie Road	8	8	2020		8	
34LW	Juggs Road (Parcel C)	7	7	2020		7	
36LW	Land east of Springman House, Lancaster Road	6	6	2020		6	
02NH	Seahaven Caravans, Railway Road, Newhaven.	22	22	2018	22		
13NH	Southern Water Pumping Station, Fort Road	6	6	2020		6	
15NH	Lewes Rd recreation ground	62	40	2020		62	
16NH	The Old Shipyard, Robinson Road, Newhaven	64	40	2020		64	
17NH	Land to west of St Lukes Court, Church Hill, Newhaven	12	12	2020		12	
19NH	Land at Eastside, Newhaven, South of the Drove.	190	40	2015	120	70	
20NH	Eastside land, Newhaven	190	40	2015	120	70	
23NH	Land on south east side of Hill Road	8	8	2018	8		
25NH	Site 2 – East Hill Road, Newhaven	8	8	2018	8		
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	2017	125		
34NH	Land south of Valley Road	24	24	2018	24		
35NH	South of Valley Road	85	40	2016	85		
38NH	Land at Harbour Heights, Meeching Quarry and west of Meeching Quarry	400	80	2018	160	240	
39NH	Robinson Road Depot, Robinson Road	80	40	2020		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	2018	160	240	
46NH	Parker Pen site, Railway Road	145	50	2016	145		
48NH	Land at Railway Quay	25	25	2020		25	
51NH	Newhaven Police Station, South Road	10	10	2018	10		
52NH	Newhaven Fire Station, Fort Road	6	6	2016	6		
54NH	Royal Mail Delivery Depot	10	10	2020		10	
55NH	Former Grays Infant School, Western Road	30	30	2018	30		
60NH	Harbourside Inn, Fort Road	11	11	2015	11		
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, Newick	31	31	2016	31		
11NW	Land to east of the telephone exchange, Goldbridge Road, Newick	30	30	2017	30		
13NW	Land at Rathenny, Allington Road	30	30	2018	30		
16NW	Land south of Allington Road	55	55	2018	55		
17NW	P&K Autos / 15 Church Road	6	6	2025			6
19NW	Land west of The Pines, 95 Allington Road	8	8	2020		8	
20NW	Land rear of 45 Allington Road	23	23	2020		23	
21NW	Land rear of 45 & 55 Allington Road	50	50	2018	50		
22NW	Land east of Oakside, Goldbridge Road	38	38	2020		38	
24NW	Land at 104 Allington Road	10	10	2020		10	
26NW	Land at Mitchelswood Farm, Allington Road	55	55	2018	55		
04PL	Land east of Station Road, Plumpton Green	30	30	2018	30		
05PL	Land east of Station Road, Plumpton Green	30	30	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	2020		19	

20PL	Land north of the Police Station	30	30	2020		30	
01PP	Former Roche Site, Bell Lane, Lewes	14	14	2015	14		
03PP	Land at 11A Newhaven Square, Newhaven	8	8	2015	8		
17PP	Tudor Manor Hotel, Eastbourne Road, Seaford	6	6	2015	6		
18PP	The Old Rectory, Heighton Road, South Heighton	11	11	2015	11		
20PP	The Old House Despository, Claremont Road, Seaford	35	35	2016	35		
34PP	1 to 10 Talland Parade, Seaford	10	10	2015	10		
36PP	Falcon Wharf, Court Road, Lewes	7	7	2015	7		
42PP	Units 1 to 3 Kendal Court, Railway Road, Newhaven	24	24	2015	24		
43PP	Former Culverwells, Daveys Lane, Lewes	12	12	2015	12		
45PP	Frosts garage, Denton Corner, Newhaven	14	14	2015	14		
46PP	11 High Street, Lewes	7	7	2015	7		
47PP	Searchlight workshops, 32-34 Claremont Road, Newhaven	13	13	2015	13		
48PP	Sutton Road garages, Seaford	9	9	2015	9		
49PP	Mardon Court, Seaford	18	18	2015	18		
02PT	Land at Arundel Road, Peacehaven	55	40	2015	55		
04PT	2 South Coast Road, Peacehaven	14	14	2016	14		
06PT	Valley Road, Peacehaven	113	40	2020		113	
11PT	Fairlight Avenue, The Esplanade,	10	10	2018	10		
19PT	Motel, 1 South Coast Road	26	26	2016	26		
20PT	Land north and south of Valley Road	158	40	2020		158	
24PT	Land at Lower Hoddern Farm, off Pelham Rise, East Peacehaven	450	80	2017	150	300	
34PT	Land north of Keymer Avenue, Peacehaven	48	40	2015	48		
37PT	Land at South Coast Road / Lincoln Avenue	12	12	2020		12	
39PT	Land adjacent to Cliff Park Close	10	10	2020		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	2020		6	

64PT	Land at 264 South Coast Road	9	9	2016	9		
03RD	Land at Sunnyside and Ouseside cottages, Newhaven Road	10	10	2020		10	
01RG	Land at Boyle Gate Farm	100	40	2018	100		
02RG	Diplocks Yard, Bishops Lane	36	36	2020		36	
03RG	Land north of Bishops Lane, Ringmer	110	40	2016	110		
04RG	Land east of Chamberlain's Lane	54	40	2018	54		
06RG	Caburn Field, Anchor Field	40	40	2017	40		
14RG	Land rear of Westbourne, Lewes Road (C1 Site)	12	12	2020		12	
15RG	Busy Bee garage, Lewes Road	8	8	2020		8	
16RG	Farthings, North Road C3	6	6	2020		6	
19RG	East of Chapters, Bishops Lane Site B	6	6	2018	6		
20RG	Land at the Forge, Lewes Road	22	22	2016	22		
21RG	Land east of Diplocks Industrial Estate, Bishops Lane	75	40	2018	75		
23RG	Land north of Potters Field, Bishops Lane	71	40	2016	71		
25RG	Land east of Norlington Lane, Bishops Lane, Ringmer	64	40	2016	64		
26RG	Fingerpost Farm, The Broyle, Ringmer	100	40	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	2020		14	
37RG	Land west of Lower Lodge Farm, Laughton Road	30	30	2020		30	
38RG	Land south of Upper Broyle Farm, Broyle Lane	20	20	2018	20		
40RG	Boathouse Organic Farm, Uckfield Road	11	11	2015	11		
01SF	Land to the south of Chyngton Way, Seaford	40	40	2018	40		
04SF	Gas works site, Blatchington Road	30	30	2020		30	

05SF	East Street Car Park	10	10	2020		10	
08SF	Land north of Crown Hill	7	7	2020		7	
13SF	Former Central Garage site, Sutton Park Road	27	27	2016	27		
14SF	Buckle Car Park, Marine Parade (Parcels A &B)	7	7	2018	7		
15SF	Buckle Car Park, Marine Parade (Parcels A, B &C)	10	10	2018	10		
16SF	Chalvington Field at Normansal Park Avenue	20	20	2018	20		
18SF	6 Steyne Road	6	6	2015	6		
20SF	Holmes Lodge, 72 Clarence Road, Seaford	12	12	2020		12	
21SF	51 – 53 Blatchington Road, Seaford	9	9	2020		9	
22SF	Land at Florence House, Southdown Road	10	10	2018	10		
24SF	Station Approach, Dane Road, Seaford	10	10	2020		10	
25SF	Elm Court, Blatchington Road, Seaford	8	8	2020		8	
26SF	land at East Albany Road/ Sutton Drove	6	6	2020		6	
28SF	Newlands Manor School, Eastbourne Road	140	40	2018	50	90	
29SF	Land rear of Chichester Road	10	10	2020		10	
02WV	Land at Greenhill Way/Ridge Way, nr. Wivelsfield.	175	40	2016	175		
03WV	Land at Eastern Road/Green Lane	150	40	2018	80	70	
08WV	The Homestead, Homestead Lane, Burgess Hill	55	40	2018	55		
09WV	Land at North Common Road	75	40	2015	75		
10WV	Land east of Valebridge Road, Burgess Hill	150	40	2020		150	
12WV	Land at Medway Gardens	27	27	2015	27		
14WV	Land east of B2112 (Ditchling Road)	100	40	2018	100		
15WV	Land at Eastern Road	190	40	2018	80	110	
18WV	Land at The Nuggets, Valebridge Road	14	14	2018	14		
19WV	Land at Oakfields, Theobalds Road	10	10	2018	10		
22WV	Land at the Homestead and The Nuggets	100	40	2018	80	20	
23WV	Land west of Slugwash Lane	10	10	2020		10	
24WV	Land opposite the War Memorial, Green Road	10	10	2020		10	

27WV	Land south of Asylum Wood	35	35	2020		35	
28WV	Land at Green Road	80	40	2018	80		
29WV	Land at Eastern Road	50	40	2020		50	
Totals					4472	2863	106
Totals (resolving the double counting issue)					3440	2095	106

Appendix 2 Site Assessment Summary

The site assessments present the position as at the 1 April 2015. 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 2015 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 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 and dwelling on site and part of site falls within recreation allocation within Local Plan. Discussions between proponent and ESCC highways have concluded that there are acceptable solutions with respect to access provision and passing places. However, the solutions require third party land where there is no formal agreement as to if and when this will be available. Required visibility at access point considered achievable with maintenance of vegetation along southern boundary of adjacent field.
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. 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, track is in different ownership, the use of which will require joint agreement. 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	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).

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. 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. Access track is in different ownership, the use of which will require joint agreement.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
08BA	Land at Bridgelands	0.55	8	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. 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.
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)
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>)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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.
06CH	Land at Gradwell End, South Chailey	3ha	90	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). 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, not yet started.
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	Unknown/marginal	Developable	Developable – Suitable but Achievability to overcome risks	This site is within 500m of the planning boundary of North Chailey. It is a Greenfield site currently used as garden/ woodland. Retaining the trees along the east and south boundaries would help mitigate 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. 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. 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	8	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site lies east of North Chailey village, outside, but with 300m, of the settlement boundary. Site is adjacent to low density, ribbon development along station road. Defined within the Rural Settlement Study as a Rural Service Centre North Chailey has few services, however the village of Newick, approximately 1.5km (to the centre), east of the site has local shops and a primary school. Site size and capacity has been reduced due to the 0.5ha of Ancient Woodland located in the middle the site which isolates the north west 'arm' of the site. ESCC Landscape Architect concludes there is some capacity for development but the AW and existing trees should be retained as a defensible boundary. Due to previous farm related uses investigations into potential land contamination will be required. ESCC highways consider required visibility to be achievable. Surface water issues will also need investigating to ensure no increased flood risk from development downstream.

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.
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 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	Unknown	Unknown or Marginal	Developable	Developable – Suitable but Unknown Availability	Established employment site (brickworks with ancillary uses). Mix of brown and greenfield land. 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 emerging Core Strategy and relevant considerations of Core Policy 4) should brickworks cease in location.

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	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. 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 be a key consideration through Local Plan Part 2. TPO Group recently designated in south east corner of site along boundary.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
21CH	Land south of Fairseat and west of Oxbottom Lane	2.3	30	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Greenfield site combining 16CH and 20CH. Site is adjacent to low density development on the western fringe of Newick. Site is equidistant from services and facilities in both Newick and North Chailey. 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.

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.

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 Southstreet. 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	Unknown	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. 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. A public footpath bisects the site and the site should be kept as open Green Infrastructure. Site is adjacent to parcels of ancient woodland which would require mitigation from potential development.
01DT	St George's Retreat, Ditchling	n/a	27	Suitable	Available	Achievable	Deliverable	Under Construction	Under construction

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
02DT	103a Lewes Road, Ditchling (NP)	1.7ha	10	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site within the National Park and 500m from the existing planning boundary. Relatively remote from local services (approx. 900m to village centre). Within an area of very low density development, therefore a scheme in the region of 30dph would not be suitable. However, a low density scheme could be suitable. Capacity of site increased to reflect further consideration given by the SDNPA. Identified as having medium landscape sensitivity for section closest to Lewes Road increasing sensitivity to north as visible from scarp. Low local sensitivity. This should not detract from the semi-rural nature of the area. Site in single ownership, no abnormal build costs and located within an area with a relatively buoyant housing market.
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
05DT	Land at North End, Ditchling (NP)	1.5ha	30	Suitable	Available	Unknown	Developable	Developable – Suitable but Achievability to overcome risks	Greenfield site within the National Park. Site has reasonable access to the local services within the village centre. Adjoins existing residential development to the west. Landscape Capacity Study finds low capacity for change in this area, although there are some existing well contained and screened fields. ESCC landscape architect states this site is enclosed from wider landscape and well designed development could be acceptable. SDNPA consider site to have medium/ high landscape sensitivity and consider only southern part of site to be suitable for development. Access would require partial removal of wooded area with potential impacts on landscape/ townscape and residential amenity. Suitable access would need to be established if the site is to be considered further for housing. Site in single ownership, no abnormal build costs and located within an area with a relatively buoyant housing market.
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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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.
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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
09DT	Land lying off Fragbarrow Lane 2, Ditchling (NP)	10.2ha	225	Not Suitable	Available In Future	Unknown	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Greenfield site. The majority of the site is within the National Park. Development within this location would have an unacceptable landscape impact, as advised by the National Park Authority and evidenced by the LCS. Hence, this is a suitability showstopper. ESCC landscape architect considers proposed scale of development to be unacceptable. In addition the site is detached from the nearby settlement of Burgess Hill. Development of site would result in the loss of cultivated field associated with adjacent Fragbarrow Nurseries, an operational and established commercial site. North eastern corner of site within an Archaeological Notification Area.
10DT	Ditchling nurseries, Beacon Road (NP)	0.8ha approx	0	n/a	n/a	n/a	n/a	Filtered – unknown location or details	Filtered at initial stages
11DT	Land west of Beacon Road (NP)		27	Not suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Greenfield site within the National Park. No on site constraints identified. Site is located south of Ditchling planning boundary. Distance from village centre, together with the lack of existing pedestrian links, means site is considered isolated from services. SDNPA consider development in this location to have an unacceptable impact on the National Park. ESCC landscape architect considers development to be unacceptable due to adverse impacts on character and visual amenity of the village and surrounding countryside.
01EC	North of existing Hollycroft (NP)	6.28ha	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages
02EC	Hollycroft, Chapel Lane (NP)	1.5ha	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages

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

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
02GL	Glynde village (NP)	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages (Proximity and Open House site)
03GL	Southerham Pit, Lewes	8.9ha	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages (Proximity).
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.
05GL	Disused buildings opposite Glynde Place, The Street	Approx 0.13	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages (Proximity). Now renovated and in employment uses.
01HY	The Old Wheel Wrights, Offham, Lewes	0.07ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (Threshold)
02HY	North of Cooksbridge station (east)	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (Open House site)
03HY	East of Junction of A275 and Deadmantree Road	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages (Proximity and Open House site)
04HY	North of Cooksbridge station (west)	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (Open House site)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
05HY	Old Hamsey Brickworks	9.14ha	0	n/a	n/a	n/a	Filtered	Filtered – Fails Proximity Assessment	Filtered at initial stages (Proximity). 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) and 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. However, site has recently had resolution to approve, subject to section 106, for the mixed redevelopment of employment and residential use (LW/14/0712).
06HY	Land south of Beechwood Lane, Cooksbridge, Hamsey	0.7ha	12	Suitable	Available	Unknown	Developable	Developable – Suitable but Achievability to overcome risks	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). Emerging Neighbourhood Plan proposes site as a Local Green Space.
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)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
09HY	Land at Beechwood Lane (NP)	1.5ha	23	Suitable	Available	Unknown	Developable		Developable – Suitable but Achievability to overcome risks	Greenfield site located within the National Park. Revised site boundary submitted as part of Part 2 Call for Sites, extending site to the west. SDNPA consider eastern edge to have low landscape sensitivity and western edge high sensitivity, requires robust structure planting along northern boundary. Whilst the site is considered well screened to the south by existing mature trees, the site becomes subject to longer views to the south towards the western part of the site. As such, development should be contained in the eastern part of the site. Community facilities, such as allotments suggested by proponent, could be a potential use for western part of site. Site yield still considered appropriate taking into account the landscape concerns and surrounding character of built environment. Well located for train station, bus stop and primary school. Recent provision of footpath on north side of carriageway significantly limits options for widening Beechwood Lane. Widths currently fall short of requirements (5.5m).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
10HY	Covers Yard, Cooksbridge Road, Cooksbridge	1.7	25	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.
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)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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.
02KG	Holdings Farm, The Street (NP)	0.25ha	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
03KG	Land west of north Kingston Ridge (NP)	1.5ha	30	Not Suitable	Available	Unknown	Not Deliverable or Developable		Not Deliverable or Developable – Not Suitable	Greenfield land located within the National Park. There are long distance views from the site and there is no existing screening, hence, developing this site will not be acceptable in landscape terms. ESCC landscape architect states village already has well defined edge, insufficient land to provide new edge at level of proposed development. There are also potential access problems due to the condition of the road and visibility at Kingston Ridge/ Ashcombe hollow junction, ESCC highways state junction is substandard. Further investigation needed into speeds following traffic calming measures completed
04KG	Land to South of Wellgreen Lane (see 9KG) (NP)	0.36ha	0	n/a	n/a	n/a	Filtered		Filtered – Site Below Dwelling Threshold	Filtered at initial stage (threshold)
05KG	Land adjoining Wellgreen Lane (NP)	0.17ha	0	n/a	n/a	n/a	Filtered		Filtered – Site Below Dwelling Threshold	Filtered at initial stage (threshold)
06KG	Star Field (NP)	9.9ha	75	Not Suitable	Available	Unknown	Not Deliverable or Developable		Not Deliverable or Developable – Not Suitable	Greenfield site located within the National Park and adjacent to the Lewes Brooks SSSI on the eastern boundary which could give rise to unacceptable impacts. ESCC landscape architect states site is widely visible from the Downs and remote from the village. Development of site of this size and in this location would impact significantly adversely upon the landscape of the National Park.

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

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
11KG	Land adjacent to Saxondale Farm, Church Lane (NP)	0.6	7	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Site is located adjacent to the planning boundary. Site is within the National Park and diagonally across from Kingston Conservation Area. Site is currently used as gardens and stables. ESCC Landscape Architect states that site would require high quality design due to location with NP and capacity is subject to landscape and visual assessment, the Landscape Capacity Study finds negligible/low capacity for change in the Kingston Hollow area. Limited services within village. ESCC highways consider site to be car dependent with inadequate bus services.
01LW	Old Malling Farm (NP)	9ha	200	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is located within the National Park. Site lies adjacent to the existing planning boundary, within walking distance of the town centre, and is well contained by mature tree belts. Access costs may be higher than normal but, due to the buoyant local housing market, this is unlikely to affect viability. ESCC highways state that mitigation required at Earwig Corner junction. Based on current information and views of ESCC and the site proponent this is considered possible. Small area of northern part of site is within flood zone 3. The site is largely contained from the immediate surrounding landscape by existing mature boundary trees and hedges. However, careful consideration will need to be given to the site's landscaping, design and layout to mitigate visual impacts, particularly from more sensitive views that are achieved from elevated viewpoints. Potential impacts on adjacent Malling Deanery will also need careful mitigation.
02LW	Land to the North of Lewes Prison (NP)	2.41ha	0	n/a	n/a	n/a	Superseded/ Not Applicable	Superseded	See 12 LW

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
03LW	Land at South Downs Road (NP)	1.2ha	79	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site located within the National Park. Site is suitable for development. The principle of development for an element of housing has also been established through planning permissions for mixed use scheme (employment and residential). Site is safeguarded employment site (LDLP saved Policy LW3, taken forward in emerging Core Strategy). The EELA states that Lewes Town has a qualitative need for industrial and office space. It also concluded that the site, ELW1a, is probably best suited for office use, recognising potential difficulties of delivery given the land contamination and flooding issues. Potential opportunity for a mixed use scheme. It is well located, within walking distance, for a range of town centre services and has good access. Site is within flood zone 3, however flood alleviation measures provide a 1:200 year level of protection. Capacity has been slightly reduced to reflect site proponent's aspirations for the site. Planning application (SDNP/15/01303) recently approved subject to section 106.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
04LW	Wenban Smith site – Adjacent to car park (NP)	0.3ha	23	Suitable	Unknown	Unknown or Marginal	Developable	Developable – Suitable but Unknown Availability	Brownfield site located within the National Park. Previously timberyard storage and sales, now vacant. Considered a suitable site for redevelopment. It is well located, within walking distance, for a range of town centre services and has good access. However, potential viability issues associated with on site engineering and/or flood defence works. Initial representations made by the proponent, and discussions since, indicate the option for a mixed use scheme (retail led) on site is being considered, hence it may not be available for housing. Site forms part of LDLP saved Policy LW7 for a potential mixed use scheme, which will be replaced by emerging Core Strategy Spatial Policy 3 once adopted. The EELA states that Lewes Town has a qualitative need for industrial and office space. It concluded the site, ELW21, to be of good quality and suited for office use.
05LW	Heath Cottage stables, Spital Road (NP)	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
06LW	North of Old Malling Farm (NP)	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (Open house site)
07LW	Phoenix Car park (NP)	0.34ha	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (Open House site)
08LW	North Street car park (NP)	0.26ha	0	n/a	n/a	n/a	Filtered	Filtered – Unavailable	Filtered – Not available
09LW	Houndean Farm (NP)	0.21ha	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (Open House site)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
10LW	Riverside – Cliffe (NP)	0.45ha	13	Suitable	Available	Achievable	Deliverable	Under construction	Site is within the National Park. Site is suitable and available for development. Brownfield site within Conservation Area and planning boundary. Flood Zone 3a and land contamination issues however, site benefits from planning approval suggesting that viability concerns have been overcome with a suitable proposal. Capacity now reflects approved number of units. Site is under construction.
11LW	Clayhill Nursery (NP)	0.92ha	0	n/a	n/a	n/a	n/a	Complete	Development complete.
12LW	West of Winterbourne Hollow, West of The Gallops (NP)	7.43ha	153	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Greenfield site located within the National Park. Site comprises a swathe of open downland, prominent in views across a wide area, including points along the South Downs National Trail. Development would therefore be likely to have an unacceptable adverse impact upon the landscape of the National Park. ESCC landscape architect raises concerns over amenity impact on downland recreation value of area.
13LW	Former Southern Water Works Site, Ham Lane, (NP)	1.6ha	60	Not Suitable	Available	Unknown	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Site is within National Park and outside of the urban area. ESCC landscape architect states that site would not support dense development. Site is visible from Downs. ESCC highways consider site unsustainable due to distance to services. Access is substandard, lacking pedestrian facilities and in multiple ownership. Combination of negative factors – including flood risk Zone 3a, noise, wholly unsuitable access, relationship with existing urban area and sustainability factors mean site is cumulatively unsuitable and achievability is questionable.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
14LW	Spring Gardens Depot and Brook Street Store (NP)	0.34ha	14	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within the National Park. Within easy walking distance of the town centre and railway station. No identified constraints to development, although part of the site is located within Flood Risk Zone 3a. Area is partially defended. ESCC landscape architect considers site to have potential to enhance urban area. Site has existing access point. ESCC highways require suitable access widths and suggest re-provision of car park.
15LW	Car parking Bays South Street, (NP)	0.03ha	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (Threshold)
16LW	East Sussex County Council, County Hall, St. Annes Crescent, (NP)	Appro x. 4ha	100	Suitable	Unknown	Achievable	Developable	Developable – Suitable but Unknown Availability	Brownfield site within the planning boundary. Site is within the National Park and Lewes Conservation Area. County Hall is the established and fully operational main offices for East Sussex County Council, a major employer within Lewes Town. Whilst the option of relocation has been previously considered recent communication with ESCC concluded that there is no set date for relocation, hence its availability is unknown at this stage. ESCC undertaking disposal of southern part of site. Small section of northern part of site within an archaeological notification area. Several individual and group TPO designations through out site. Recordings of protected and biodiversity action plan species onsite. EELA states that Lewes Town has a qualitative need for industrial and office space. It also concluded that the site, ELW27, to be of good quality and best suited for office use. Potential to consider a future mixed use (residential and employment) redevelopment to mitigate loss of existing offices.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
17LW	Timberyard Lane, (NP)	0.34ha	0	n/a	n/a	n/a	Superseded/ Not Applicable	Superseded	See 10LW
18LW	Kingston House, Brooks Road, (NP)	0.5ha	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (unknown details)
19LW	North Street (NP)	6.5	415	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within the National Park. Site is within a highly sustainable town centre location. Site is within flood zone 2 and 3a. Flood defences would need to be provided and the loss of employment units need to be considered at the allocation and application stages. EELA states that Lewes Town has a qualitative need for industrial and office space. It also concluded that the site, ELW16, is currently of average quality due to potential development constraints (flooding and contamination) and is suited to office use. Redevelopment of site offers opportunity to contribute to the qualitative employment needs of the town. Vast majority of the site is covered by two landowners (including Lewes DC). Both landowners are keen to promote the redevelopment of this site, which will include residential units. Capacity of site has been increased to reflect masterplanning work. Costs associated with making the site suitable for development (flood defences, remediation of contaminants, etc) will be high, although based on initial masterplanning the proponents consider the development achievable. Planning application has been submitted (SDNP/15/01146/FUL) for mixed use redevelopment in line with strategic site allocation (Spatial Policy 3: North Street Quarter) within the emerging Core Strategy.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
20LW	Lewes House Site (NP)	n/a	25	Suitable	Available	Achievable	Deliverable	Extant permission	24 units completed. Increased capacity reflects revised planning permission (SDNP/14/01199).
21LW	Lewes Police Station (NP)	0.11ha	0	n/a	n/a	n/a	n/a	n/a	Site completed
22LW	West part of Southover Building, Sussex Downs College, Mountfield Road (NP)	0.77ha	26	Suitable	Not available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Land no longer considered surplus to the College's needs and therefore not currently available for redevelopment for residential use.
23LW	Pinwell Road, (NP)	0.23ha	17	Suitable	Not Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Brownfield site within the National Park. Site is in a highly sustainable town centre location, adjacent to the railway station. Location within Flood Risk Zone 3a would require flood mitigation works, and any development would also need to have regard to the Conservation Area designation and proximity of listed buildings. Site now has planning approval (SDNP/14/01904) for cinema and ancillary restaurant use, hence no longer available for residential consideration.
24LW	Land to the west of Malling Down (A26) (NP)	4.5	110	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Greenfield site located within the National Park. Significant landscape sensitivity impacts. ESCC Landscape Architect advises that this site is not suitable due to its prominent position in a protected landscape. This is also evidenced in the LCS. Reduced site and capacity submitted following initial SHLAA conclusions. However, landscape impact concerns remain.
25LW	Brooks St Stores/ Spring Gardens Depot, south site (NP)	0.06	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
26LW	Brooks St Stores/ Spring Gardens Depot, north site (NP)	0.03	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
27LW	Landport Youth Club & adjoining garages (NP)	0.21	8	Suitable	Unknown	Unknown	Developable	Developable – Suitable but Unknown Availability	Brownfield site located within the National Park. Not currently considered available due to existing community use but may be in the future. Alternative facilities should be provided if developed. Site is not within reasonable walking distance to shops or train station, although is adjacent to a bus stop and opposite a local convenience store. Site is located within Flood Risk Zone 3a requiring flood mitigation works potentially impacting on viability of development given small number of proposed units.
28LW	Mill Road/The Lynchets (NP)	0.08	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
29LW	Buckwell Court (NP)	0.26	8	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Greenfield site located within National Park and planning boundary. All trees on site are part of a TPO group and trees, considered important to local character, would need to be removed to achieve any development. Has existing access, considered suitable. Within flood zone 2.
30LW	Magistrates Court, Friars Walk (NP)	0.2	20	Suitable	Not Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Brownfield site located within the National Park. Located on the periphery of the town centre with easy access to shops, services, bus stops and train station. Site is located within Flood Risk Zone 3a requiring flood mitigation works. Within an Archaeological Notification Area. Any development would also need to have regard to the Conservation Area designation. Site now has planning approval (SDNP/14/01650) for retail, leisure and hotel uses (under construction), hence no longer available for residential consideration.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
31LW	Magistrates Court car park, Court Road (NP)	0.15	15	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site located within the National Park. Previously the car park to the now demolished Magistrates Court. Adjacent to existing residential development. Adjacent to town centre; easy access to shops, service, bus stop and train station. Site is located within Flood Risk Zone 3a requiring flood mitigation works. Within an Archaeological Notification Area. Site is adjacent to conservation area. ESCC landscape architect considers a well design scheme could enhance urban area. Considered infill development. Site has existing access, no objection in principle from ESCC highways.
32LW	Land and building west of North Street (NP)	0.15	10	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site located within the National Park. Currently vacant offices. Located between existing residential use and emergency service uses. Site is within walking distance of shops, service, bus stop and train station. Mitigation against possible land and air contamination and noise issues may be required. Within an Archaeological Notification Area. Any development would also need to have regard to the Conservation Area designation. Site has prior approval for change of use to residential SDNP/14/03118/DCOUPN.
33LW	St Mary's Social Centre, Christie Road (NP)	0.26	8	Suitable	Available in future	Achievable	Developable	Developable – Suitable but Available in future	Brownfield site within the National Park and planning boundary. Currently leased as a community facility within a residential area of Lewes Town. Re-provision of facility should be considered as part of development. Site is within walking distance of bus stop. Environmental Health requires further investigation into land contamination, surface water flooding and potential noise nuisance from A275 and potential mitigation. TPO and TPO group adjacent to site.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
34LW	Juggs Road (Site C) (NP)	0.19	7	Suitable	Available in future	Unknown	Developable	Developable – Suitable but Available in future	Greenfield site within the National Park adjacent to planning boundary. Reasonable access (500m) to bus stop. Not within walking distance of town centre or train station. Within Area of archaeological interest and adjacent to Scheduled Ancient Monument. ESCC highways raised concerns over access. Would require shared access due to narrow track to site. Potential to conflict with users of existing access (Love Lane). Recommends a lower figure (4) to reduce potential impacts. Achievability of 7 units therefore unknown without further detailed assessment. ESCC landscape architect considers capacity for development, trees must be retained and protect to reduce wider visual impacts. Mitigation of above concerns considered achievable. Freehold issues mean the site is considered available in future.
35LW	Land at New Pit, Mill Lane (NP)	0.14	2	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
36LW	Land west of Springman House (NP)	0.1	6	Suitable	Available in future	Achievable	Developable	Developable – Suitable but Available in future	Brownfield site within the National Park. Site currently accommodates Sussex ambulance station which will be relocating in the near future. Alternative premises will need to be provided before site is brought forward. Site is within a residential area and central town location within walking distance of town centre and public transport. Within National Park, Archaeological Notification Area and Lewes Town Conservation Area. No onsite constraints to capacity. Listed structure in north west corner, the setting of which could be enhanced through redevelopment. Proponents suggest comprehensive development with adjacent site 32LW (Springman House). Site has existing access point on to Lancaster Road.
Overlapping sites within the Harbour Heights and Quarry Area of Newhaven have been grouped together									
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

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
32NH	West of Meeching Quarry	7.99ha	125	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Greenfield site, within planning boundary. Currently allocated for residential development in the 2003 Lewes District Local Plan. Within walking distance of bus stop and school. Not within walking distance of town centre. Site is also under consideration as part of larger strategic site within emerging Joint Core Strategy but not reached a planning application stage. Landscape Capacity Study indicates a low/medium scope for change.
38NH	Site south of Harbour Heights ,West of Meeching Quarry	22ha	400	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	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. Partially already allocated for housing development in 2003 Local Plan. Site proposed as strategic site within emerging Core Strategy for mixed use; residential and employment. Majority of site is now in single ownership. 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.

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. Partially already allocated for housing development in Local Plan. Forms part of larger area being proposed as a strategic site in the emerging Core Strategy. 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. Landownership has changed from former Seahaven Caravans. No objection to site being considered for housing by proponent of site.
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 at initial stages (Open House site)
06NH	South of Norton village	n/a	0	n/a	n/a	n/a	Filtered		Filtered at initial stages (Open House site)
07NH	Tarring Neville chalk pit	n/a	0	n/a	n/a	n/a	Filtered		Filtered at initial stages (Open House site)
08NH	North of Wellington Road	n/a	0	n/a	n/a	n/a	Filtered		Filtered at initial stages (Open House site)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
09NH	North of Palmerston Avenue	n/a	0	n/a	n/a	n/a	Filtered	Filtered – Unknown Location or Details	Filtered at initial stages (Open House site)
10NH	Railway Quay	4.65ha	200	Suitable	Not Available	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Site is within Flood Risk Zone 3a – flood mitigation is likely to be required. 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. Availability of site is currently considered Not Available for residential use. Recent NPP Newhaven Port Masterplan does not, in its Railway Quay proposals, identify residential use. Consequently, it is considered unlikely the site will come forward for residential use. This is supported by recent planning proposals that have not promoted residential use. Site yield slightly reduced to be inline with current Local Plan allocation.
11NH	<i>See start of Newhaven section</i>								
12NH	Downland Park, Court Farm Road, Newhaven	1.24ha	67	Suitable	Not Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Security of tenure under Mobile Homes Act 1983 means that it appears that the site is unlikely to become wholly available for permanent residential within the horizons of the 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	Available In Future	Unknown or Marginal	Developable	Developable – Suitable but only Available in future	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. The site is in LDC ownership. LDC is currently considering redevelopment of the site although this may be dependent on other commensurate recreation facilities coming forward elsewhere. There are potentially high costs associated with providing flood defences at this site and thus there are concerns over achievability.

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	64	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. Potential to overcome achievability but may need improvements in market. Planning application submitted for 66 residential units (62 flats and 4 houses), has committee resolution to grant subject to S106.
17NH	Land to west of St. Lukes Court, Church Hill	0.32ha	12	Suitable	Available	Unknown	Deliverable	Developable – Suitable and Available but unknown/ marginal achievability	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. Scope to widen is very limited due to hedges to the north and embankment to gardens of Northdown Close. 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.
20NH	Eastside Land, Newhaven	17.9ha	190	Suitable	Available	Achievable	Deliverable	Extant planning permission	Greenfield site. Residential development forms a small 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. The site has been land raised, hence it is not considered to be at risk of flooding.
21NH	Newhaven Heights Mobile Home Site, Court Farm,	2.39	50	Suitable	Not Available	n/a	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Security of tenure under Mobile Homes Act 1983 means that it appears that the site is unlikely to become wholly available for permanent residential within the horizons of the SHLAA.
22NH	Land at Plot 86, Harbour Heights,	0.003	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)

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

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
26NH	Site South East Hill Road, Site 3 on Plan	0.105	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initial stages (threshold)
27NH	Site 4 – on Crest Road and Fairholme Road,	Approx. 0.182	8	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site on edge of urban location. The site considered suitable for residential development. ESCC landscape architect has concerns over site setting a precedent for development in area which currently acts as a buffer to national park. SDNPA not identified major concerns at this stage. Topography of site screens it from distant from east but is relatively open to the south. ESCC highways state access is currently unadopted highway, with the potential for gradient issues. Road needs upgrading to achieve required widths and visibility. Site is available within the next five years. There are no 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. Site allocated in 2003 Local Plan for minimum 100 units (NH6). Site has previous planning approval for 331 units which recently expired, July 2015. In single ownership. 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.
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. The site is suitable for development and is already allocated for residential development in the Local Plan (Policy NH7). Residential development is achievable on this site without any abnormal costs. Adjacent to SNCI. ESCC landscape architect raised no concerns as considered infill development but states that mature tree should be retained. Site has access on to Kings Avenue. Part of site has planning permission for 3 dwellings, LW/15/0031, under construction. Site boundary and capacity amended, 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. Allocated within 2003 Local Plan for minimum target of 24 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 west of Valley Road	3.53 ha	85	Suitable	Available	Achievable	Deliverable		Resolution to Grant	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. 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 is currently being promoted through a planning application (LW/12/0850 - resolution to approve subject to Section 106).
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.
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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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 also currently being promoted.
40NH	LDC Offices at Fort Road	0.13	6	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within the planning boundary. Within walking distance of bus stop and town centre services. Currently used as Council offices. Alternative premises will be provided as part of Saxonholme shared offices/ station development with emergency services. 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 designations.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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
46NH	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. ESCC highways state that an assessment of junctions onto Drove, A26 roundabout and one-way system will be required. Need to be satisfied that development can be supported in addition to committed units. Potential costs associated with flooding, possible land contamination and impacts upon strategic road network. Potential for conflicts between residential and industrial uses. Site being promoted through planning process allaying concerns over achievability of development given identified constraints. Capacity reduced to reflect numbers being promoted through the planning application (LW/14/0188), has resolution to grant subject to section 106.
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 emerging 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. Located within a flood zone 3b area. North of Listed buildings, opportunities to enhance setting through development.
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. The Police station currently occupies site, however proposals are to relocate station to Meeching Road. New premises are under construction with completion of relocation anticipated early 2016. Considered highly sustainable site, within walking distance of town centre services, bus stops, train station, health facilities and primary school. Eastern edge (1m) within flood zone 3a, appropriate mitigation considered achievable through design/ layout. Several TPOs along eastern and western boundaries should be retained. Within an archaeological notification area. ESCC highways considers that residential use in location acceptable in principle, however appropriate provision for parking should be made so as not to exacerbate existing parking pressures.

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	6	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. The fire station currently occupies site, however proposals are to relocate to Meeching Road in future with new premises now under construction. Site currently accessed via Fort Road. ESCC highways raise no issues. Site recently promoted through a planning application (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 SNCI, designated for its habitat matrix of woodland and grassland. Currently used as golf course. TPO groups adjacent to site. Site located within an area which forms a strategic gap between Newhaven and Peacehaven settlements. ESCC landscape architect identifies site as important open recreational and green infrastructure space linking to other adjacent areas as well as providing an important buffer. ESCC highways state that there is poor forward and eastern visibility. Topography of site may cause difficulties for access.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
54NH	Royal Mail Delivery Depot, High Street	0.1	10	Suitable	Available in future	Achievable	Developable	Developable – Suitable but only available in future	Brownfield site within town centre location. Currently used as Royal Mail Delivery Depot but proponents state may be available in future. Within an Archaeological Notification Area. No environmental constraints on or adjacent to site. Potential access via North Lane. Highly sustainable site, within town centre with access to shops, primary school, bus stop and train station. TPO along eastern boundary. Potential for mixed use redevelopment given town centre location and need to mitigate loss of employment land.
55NH	Former Grays Primary School, Western Road	0.84	30	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 ad 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.
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)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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)
60NH	Harbourside Inn, Fort Road	0.2	11	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	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.
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.
03NW	Land off Allington road, Newick	1.3ha	30	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site located on the western fringe of Newick. No environmental designations and opportunities for access onto site. Market factors suggest that this is a relatively buoyant housing market area. Site currently provides a gap between Newick and development along Lower Station Road. Although the LCS indicates there is capacity for some development (reduced from original suggested yield). Its current role as part of the rural setting of Newick will be considered at Site Allocations DPD/application stage. 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
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 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
07NW	Land south of Alexander Mead, Newick	0.2ha	7	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	This site relates well to the built form of the village, is a logical infilling and will not adversely impact on the wider countryside. Access potential from an existing estate road and services and facilities within the settlement are within walking distance. Highway issues relating to the intensification of use of the junction of Newick Hill and A272 can be dealt with at a planning application stage. Market factors suggest that this is a buoyant housing market area. Site 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	Suitable, Available & Achievable	Greenfield site but significant and mature trees on boundary will reduce impact of any development on the wider landscape. Site in close proximity to village centre and abuts planning boundary for the settlement. Access potential from an existing estate road and services and facilities within the settlement are within walking distance. Highway issues relating to the intensification of use of the junction of Newick Hill and A272 but thought to be resolvable. Market factors suggest that this is a buoyant housing market area. Yield reduced to reflect capacity set out in Newick Neighbourhood Plan allocation. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA.
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. Southern boundary abuts the Newick (Church) conservation area and western and southern boundaries abut the planning boundary of Newick. Mature trees on the site will help reduce impact of any new development, the density of which should reflect the village edge location. Newick housing market is identified as buoyant. Site allocated through the Newick Neighbourhood Plan. 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.
13NW	Land at Rathenny, Allington Road	1.2ha	30	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site abuts planning boundary for Newick, in close proximity to primary school and recreational facilities. Northern part of the site particularly relates well to the existing built form. Falls within Local Plan policy NW1 which reserves this land for the provision of recreation facilities namely a rugby and football pitch. Market factors suggest that Newick has a buoyant housing market. 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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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.
16NW	Land south of Allington Road	2.4	55	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site located on the western fringe of Newick. No on-site environmental designations exist. Market factors suggest that this is a relatively buoyant housing market area. Site currently provides a gap between Newick and development along Lower Station Road. The LCS indicates there is capacity for some development. Comments from Landscape Architect at ESCC state that the existing woodland would ideally be retained to integrate any development and continue as local Green Infrastructure. Alternative provision of landscape impact mitigation could be a 15m buffer in south part of the site. The capacity has been increased to reflect that a higher density is considered achievable when considering that above landscape mitigation. Its current role as part of the rural setting of Newick will be considered at Site Allocations DPD stage. ESCC highways indicate that suitable access is possible but would like to see improvement to footpaths and traffic calming measures considered. Site 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
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 CAA. Site sits within existing built up area with only open views to north east. ESCC landscape architect recommends retaining boundary trees, this would help limit views out/ into site. ESCC highways raise no objection in principle, recommends existing 3 access points reduced to 1. No on-site environmental designations exist. Market factors suggest that this is a relatively buoyant housing market area. 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	Suitable	Available	Unknown or Marginal	Developable	Developable – Suitable and Available but unknown/ marginal achievability	Greenfield site adjacent to planning boundary. No historic constraints identified. TPO in NW corner. Site falls within Ashdown Forest 7km zone requiring mitigation. Within walking distance of bus stop. Not within recommended walking distance of village centre shops. LDC Landscape Capacity Study concludes that the landscape area has a medium capacity for change. ESCC landscape architect recommends cumulative impacts of releasing sites south of Allington Road should be considered. Development of south of Allington Road requires a new defined edge to the village, including at least a 20m tree belt. No existing access to site. Likely to be dependent on adjacent site, in which case ESCC highways consider access could be achieved. Consideration would be need to be given to TPOs in achieving access. Site available for development in next 5 years. 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.

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 in future	Achievable	Developable	Developable – Suitable but available in future	Greenfield site within 500m of Newick planning boundary. No historical or environmental constraints identified on site. South west corner of site adjacent to Newick Church Road Conservation Area. Potential access from existing access point of Oakside property. ESCC highways state that the 30mph speed limit should be extended to include site. Within walking distance of shop and doctors and bus stop with services to larger town facilities. Provision of footways to village needed with development. ESCC landscape architect states that development in this location, extending development along A272, would detract from the nucleated character of Newick. LDC Landscape Capacity Study indicates a medium/ high capacity for change. Sensitive views to north of Goldbridge Road, development should consider these sensitivities. Site is allocated for housing within the Newick Neighbourhood Plan site to be delivered in future (2026). 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 submitted directly for assessment for housing 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	55	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Proponent is considering a larger site area to promote as a mixed use residential and leisure focussed development. 26NW extends the site area to the south of 16NW to include farm buildings, field and pond but residential element would be limited to northern part of site. 26NW promoted for higher yield (70 units). Site located on the western fringe of Newick village. No on-site environmental designations exist. Market factors suggest that this is a relatively buoyant housing market area. Site currently provides a gap between Newick and development along Lower Station Road. The LCS indicates capacity for some development. ESCC Landscape Architect states that the existing woodland would ideally be retained to integrate any development and continue as local Green Infrastructure. Alternative provision of landscape impact mitigation could be a 15m buffer in south part of the site. Its current role as part of the rural setting of Newick will be considered at Site Allocations DPD stage. ESCC highways indicate that suitable access is possible but would like to see improvement to footpaths and traffic calming measures considered. 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.
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)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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.
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. 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	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. 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. 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.
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	20	Suitable	Available	Not achievable	Not Deliverable or Developable		Not Deliverable or Developable – Not Achievable	ESCC highways state that current widths and visibility are insufficient. Required access widths for this level of development 6.5 -7. Widths not considered achievable due to proximity of existing dwellings (one of which is a Grade 2 Listed Building), TPOs at junction with Station Road and boundary hedges/ walls located along proposed access track.
11PL	Land between Plumpton Green and South Chailey	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.
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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
13PL	Land north east of Wells Close	0.5	6	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site fairly well contained from wider landscape. Edge of village location adjacent to planning boundary. Additional bus stop should be provided to improve access to public transport as indicated by ESCC highways. The site capacity has been reduced as a mitigation measure to the confirmed risk of surface water flooding identified by ESCC Flood Officer. However, suggested modelling of the Bevern Stream and consideration of SuDs may reveal additional scope for development. Small potential for contamination associated with former brickworks but considered achievable to mitigate. Further consideration of rare and protected species reported in the area required if site taken forward. LCS shows medium capacity.
14PL	Land south of Riddens Lane	0.6	15	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is fairly well contained by existing trees and woodland, though some landscape buffering along west boundary should be provided. Site capacity has been reduced to take into consideration the flood risk area in southern part of site. Public footpath runs through southern part of site which, if avoiding flood zone area for development, is unaffected. Good access to bus stops, train station, primary school and local shop. In response to concerns raised over access, the site proponents have undertaken further work and proposed several solutions which ESCC highways consider achievable, in principle. Further consideration of rare and protected species reported in the area required if site taken forward.
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	Site lies adjacent to planning boundary and is within walking distance of bus stop, train station and local shops. TPO and TPO group designations along southern boundaries. ESCC highways suggest that required widths for two way traffic flows (5m) and provision of footway on one side can be achieved from track. Size site and capacity was previously reduced due to reflect concerns of landscape impacts. This led to doubts over achievability of access as it lay outside the site boundary. In response, the proponent suggested a revised boundary, with landscape mitigation measures, to enable sufficient land for access. ESCC Landscape architect suggests boundary revision is acceptable with boundary trees retained and a substantial woodland edge is provided to define village edge.
17PL	Land at Woodley House, South Road	4	20	Not suitable	Available	Unknown or Marginal	Not Deliverable or Developable	Not Deliverable or Developable – Not Suitable	Greenfield site outside, but within 500m, of Wivelsfield Green planning boundary. No environmental constraints, small part of NW corner within Archaeological Notification Area and ancient woodland borders north boundary. Not within walking distance of public transport or village services. ESCC highways consider suitable access is not achievable as required sightlines for this stretch of derestricted road (60mph) are not possible. Site is considered isolated and car dependent. ESCC landscape architect concerned that development would set precedence for garden and pockets of development in countryside.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
18PL	Land at Inholms Farm, Station Road	2.45	30	Not Suitable	Unknown	Achievable	Not Deliverable of 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 SHELAA, hence unknown availability.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
19PL	Land south of Inholms Farm, Station Road	0.8	19	Unknown	Unknown	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 Inholms 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 is being promoted through the neighbourhood plan process, although not directly submitted to be assessed through the SHLAA, hence unknown availability.

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	30	Unknown	Unknown	Achievable	Developable		Developable – Unknown Suitability	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. 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 is being promoted through the neighbourhood plan process, although not directly submitted to be assessed through the SHLAA, hence unknown availability. Proposed capacity reduced to reflect a potential capacity more in character with existing development.

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	Unknown	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. 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.
01PP	Former Roche Site, Bell Lane, Lewes (NP)	n/a	14	Suitable	Available	Achievable	Deliverable	Extant Planning Permission	Approval for mixed residential and office development. Offices complete, residential element not started
02PP	Former Workhouse, Newhaven Downs Hospital, Newhaven	n/a	0	n/a	n/a	n/a	n/a	Completed	Site completed
03PP	Land at rear of White Hart, High Street, Newhaven	n/a	8	Suitable	Available	Achievable	Deliverable	Extant Planning Permission	Not started.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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
05PP	Land east and west of the Sports Park, Peacehaven	n/a	0	n/a	n/a	n/a	n/a		n/a	Site completed
06PP	Station Approach/ Dane Road, Seaford	n/a	0	n/a	n/a	n/a	n/a		Expired	Permission expired (see 23SF)
07PP	Whiteley House, 83 Sutton Avenue, Seaford	n/a	0	n/a	n/a	n/a	n/a		n/a	Completed
08PP	Territorial Army Centre, Drill Hall Broad Street, Seaford	n/a	0	n/a	n/a	n/a	n/a			Permission lapsed (see 18SF)
09PP	Chailey New Heritage, Banks Road, North Chailey	n/a	0	n/a	n/a	n/a	n/a		n/a	Completed
11PP	Lewes House Site, Lewes (NP)	n/a	See 20LW	n/a	n/a	n/a	n/a		n/a	See 20LW
12PP	Land to the South & West of Former Clayhill nurseries, Malling Street, Lewes (NP)	n/a	0	n/a	n/a	n/a	n/a		n/a	Site completed
13PP	Brooklands Yard, Southover High Street, Lewes (NP)	n/a	0	n/a	n/a	n/a	n/a		n/a	<i>New non res app in superseded</i>
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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
17PP	Tudor Manor Hotel, Eastbourne Road, Seaford	n/a	6	Suitable	Available	Achievable	Deliverable		Under Construction	Under construction. 8 net units completed.
18PP	The Old Rectory, Heighton Road, South Heighton	n/a	11	Suitable	Available	Achievable	Deliverable		Under construction	Under construction
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		Resolution to grant	Planning application LW/12/0857 resolution to approve subject to Section 106
22PP	Westview Close, Peacehaven,	n/a	0	n/a	n/a	n/a	n/a		n/a	Site completed
23PP	Holmes Lodge, 72 Claremont Road, Seaford	n/a	0	n/a	n/a	n/a	n/a		n/a	Expired. See 20SF
24PP	51 – 53 Blatchington Road, Seaford	n/a	0	n/a	n/a	n/a	n/a		n/a	Expired. See 21SF
25PP	Land east of Alexander Mead, Newick	n/a	0	n/a	n/a	n/a	n/a		n/a	Site completed
26PP	53 Cliffe High Street, Lewes (NP)	n/a	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 24SF)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
30PP	Site at Sutton Drive/ East Albany Road, Seaford	n/a	0	n/a	n/a	n/a	n/a		n/a	Expired. (See 25SF)
31PP	Land adjacent to Coldhabour Farm, Wivelsfield	n/a	0	n/a	n/a	n/a	n/a		n/a	Complete
32PP	Newlands Court, Sutton Avenue, Seaford	n/a	0	n/a	n/a	n/a	n/a		n/a	Complete
33PP	28 South Way Newhaven		9	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
35PP	Crosshaven, 1 Church Lane, Lewes (NP)		0	n/a	n/a	n/a	n/a		n/a	Completed
36PP	Falcon Wharf, Railway Lane, Lewes (NP)		7	Suitable	Available	Achievable	Deliverable		Under construction	Under construction
37PP	Land at Buckhurst Road, Peacehaven		0	n/a	n/a	n/a	n/a		n/a	Completed
38PP	220-221 Dial House, Lewes (NP)		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
40PP	3A Fisher Street, Lewes (NP)		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		24	Suitable	Available	Achievable	Deliverable		Under construction	Under construction

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
43PP	E O Culverwell, Daveys Lane, Lewes (NP)		12	Suitable	Available	Achievable	Deliverable	Extant Planning Permission	Not started
44PP	8 North Street, Lewes (NP)		0	n/a	n/a	n/a	n/a		See 32LW. Duplicated site
45PP	Frosts Garage, Denton Corner, Newhaven		14	Suitable	Available	Achievable	Deliverable	Under construction	Under construction
46PP	11 High Street, Lewes (NP)		7	Suitable	Available	Achievable	Deliverable	Extant Planning Permission	Not started
47PP	Searchlight workshop, 32-34 Claremont Road, Newhaven		13	Suitable	Available	Achievable	Deliverable	Extant Planning Permission	Not started
48PP	Sutton Road garages, Seaford		9	Suitable	Available	Achievable	Deliverable	Extant Planning Permission	Not started
49PP	Mardon Court, Claremont Road, Seaford		18	Suitable	Available	Achievable	Deliverable	Extant Planning Permission	Not started
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	55	Suitable	Available	Achievable	Deliverable	Under Construction	Greenfield site located within planning boundary and bordered by existing residential development. Approximately 1km from primary and secondary school. Within an area of archaeological interest, but this is not considered a 'showstopper' to development. Site was allocated for educational purposes within the 2003 Local Plan but considered surplus. Site has planning approval (LW/13/0644) and is currently under construction.
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)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
04PT	2 South Coast Road, Peacehaven	0.31	14	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Predominately greenfield site with one large property within very large plot of land. Edge of urban location within the Planning Boundary. Within walking distance of bus stop and local shop. Within Archaeological Notification Area. ESCC highways state that access is feasible from Ashington Gardens but likely to require agreement from third party. ESCC landscape architect identifies no landscape impact issues, infill development. Site has approval subject to S106 for 14 units (LW/14/0424). Availability and capacity of assessed site have been reduced to reflect this.
05PT	Land to the East of the Sports Park, Peacehaven,	5.67	0	n/a	n/a	n/a	n/a	n/a	Complete
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.
07PT	Land between lower Hodder Farm, Arundel Road Recreation Ground, Cissbury Avenue and Bramber Close,	Approx. 60	0	n/a	n/a	n/a	Superseded/ Not Applicable	Superseded	

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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 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.
11PT	Fairlight Avenue, The Esplanade, Peacehaven car park and toilets	0.18	10	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	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 and already has access serving it and therefore there are no apparent barriers that would affect achievability.
12PT	Plots 4 and 5 The Promenade	0.1	0	n/a	n/a	n/a	Filtered	Filtered – Site Below Dwelling Threshold	Filtered at initials stages (threshold)

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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)
18PT	Land at Downs Walk (plot immediately adjacent (north) to # 65)	n/a	0	n/a	n/a	n/a	Superseded/ Not Applicable		Superseded	See 15PT

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
19PT	Motel, 1 South Coast Road	0.42	26	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site within the existing planning boundary. 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 for 26 units. 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 Valley Road area as a coordinated approach is considered necessary to determine availability and bring 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 Hoddern 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
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	48	Suitable	Available	Achievable	Deliverable	Under construction	Greenfield site within the existing settlement planning boundary with no identified constraints to development. Site has planning permission (LW/13/0686) for residential use. Under construction.

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	Available	Unknown	Deliverable	Developable – Suitable and Available but unknown/ marginal achievability	The site is located in a residential area and is suitable for residential development. 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 that would affect the achievability of the site however, ESCC highways raise concerns over the width of the potential access off Lincoln Avenue. 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
42PT	Land at Kirby Farm (NP)	20.84	625	Not Suitable	Available in future	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Greenfield site edge of urban location. Large site within South Downs National Park. Within walking distance of primary school and bus stops. ESCC Landscape Architect considers that development would have unacceptable impacts on the surrounding open landscape and National Park, particularly views from Telscombe Tye. Landscape Capacity Study indicates no capacity for development. Not suitable on landscape grounds.
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

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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. 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.
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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
47PT	Land at Cornwall Avenue	0.4	14	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Greenfield site within the planning boundary. Currently open green space allocated for extension to allotment site located to the south (PT18). Bus stop within walking distance, along South Coast Road with frequent bus services to Newhaven and Brighton. Not within walking distance of main shopping centre but local convenience shops approximately 350m (Ashington Gardens). ESCC highways state that access from Montreal Close would be only feasible option. Whilst the site is contained with 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.
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).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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).
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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
63PT	12 Seaview Road	0.12	0	n/a	n/a	n/a	n/a	Complete	Completed
64PT	264 South Coast Road	0.12	9	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site located within the planning boundary. Currently used as police station and associated car parking area. No environmental or historical constraints identified on or adjacent to site. Planning application (LW/13/0747) for new police station and 9 flats approved. 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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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.
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	Greenfield site on the urban edge, adjacent to the planning boundary. Currently scrubland. Site is within walking distance of local shop (Ashington Gardens). Bus stop is approximately 240m from site with regular services to Newhaven and Brighton. Proponent proposes new shared access with Caravan Park on to A259. ESCC highways state that access is achievable and preference is for a shared access road with Maple Road. ESCC Landscape Architect states 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. Development would increase impact of urban area on views. ESCC Archaeologist states there to be a medium potential for historic environment.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
01RD	Land adjacent to Ouseside Cottages, Newhaven Road (NP)	0.2	6	Not Suitable	Available	Unknown or Marginal	Not Deliverable or Developable		Not Deliverable or Developable - Not Suitable	Site is located within the National Park Greenfield, edge of village location. Site is screened from the roadside by hedges but open when viewed from the north (opposite side of adjacent paddock). Within Rodmell Conservation Area which identifies site as a significant grassed open space. Surrounding development characterised by detached and semi detached dwellings within generous plots set back from the road. Site is considered overdevelopment. ESCC landscape architect considers that there many be potential for development but would require retaining the boundary trees. ESCC highways consider access is achievable with the relocation of existing bus shelter so as to achieve required visibility.
02RD	Land adjacent to Sunnyside Cottages , Newhaven Road (NP)	0.32	7	Not Suitable	Available	Unknown or Marginal	Not Deliverable or Developable		Not Deliverable or Developable - Not Suitable	Site is located within the National Park Greenfield, edge of village location. Site is well contained by existing trees and hedges. Within Rodmell Conservation Area which identifies site as a <i>significant grassed open space</i> . Surrounding development characterised by detached and semi detached dwellings within generous plots set back from the road. Site is considered overdevelopment. ESCC landscape architect considers that there many be potential for development but would require retaining the boundary trees. ESCC highways consider access is achievable with the relocation of existing bus shelter so as to achieve required visibility.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
03RD	Land at Sunnyside and Ouseside cottages, Newhaven Road (NP)	0.52	10	Unknown	Available	Achievable	Developable		Developable – Unknown suitability	Proponent of 01RD and 02RD suggested an alternative option of a comprehensive development of both sites to be considered. Site is located within the National Park, Rodmell Conservation Area and 30m from listed building. SDNPA Historic Buildings Officer raises concerns over the loss of this open space highlighting its contribution to the relationship between the settlement and surrounding countryside. The surrounding built environment is characterised by low density development. Development of this site would need to consider these sensitivities and suitable mitigation demonstrated. ESCC Landscape Architect states that existing hedges, which should be retained to mitigate landscape impacts and retain character of site, are currently a constraint to access between sites. Also states that suggested numbers at original densities may make mitigation inadequate. ESCC highways state that one shared access for a joint scheme is preferable. Suitable access is considered achievable with relocation of bus shelter.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
01RG	Land at Broyle Gate Farm, 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 existing 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 emerging Ringmer Neighbourhood Plan. 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	36	Suitable	Available	Unknown or Marginal	Developable		Developable – Suitable and Available but unknown/ marginal achievability	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 identified as a mixed use (residential and employment) development site in the emerging Ringmer Neighbourhood Plan.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
03RG	Land north of Bishops Lane, Ringmer	4.4ha	110	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site is adjacent to planning boundary, is well contained and is within walking distance of village shops and bus stop. Significant development in Ringmer would impact upon the Earwig Corner junction. Based on current information and views of ESCC 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 recently promoted through planning process (LW/14/0127 and LW/15/0152). Site is partially identified for residential development in the emerging Ringmer Neighbourhood Plan, however the emerging Joint Core Strategy also identifies full site for development.

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.
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, to be taken forward in emerging 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.

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 emerging 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
10RG	Land off vicarage Way, (NP)	2.5ha	99	Not suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Site is located within the National Park. Impact of developing this site on the landscape would be unacceptable, as evidenced by the LCS.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
11RG	Land adjacent to Norlington Court and Bishops Lane	1.94ha	0	n/a	n/a	n/a	Superseded/ Not Applicable		Superseded	See 25RG
12RG	The Old Cowshed, Broyle Lane	0.08	3	n/a	n/a	n/a	n/a		Filtered	Predominately greenfield site adjacent to planning boundary of Broyle Side. No on site historical or environmental designations. Within walking distance of bus stop but otherwise a car dependent site. Site partly within LDLP saved policy RG4, to be carried forward in emerging Core Strategy. Site considered as part of emerging Ringmer Neighbourhood Plan, but for lesser units. Open landscape views to the west which will need to be considered in design but otherwise no issues raised by ESCC landscape architect at this stage. ESCC highways state that suitable access considered achievable, with shared access option preferable. 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
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. Emerging 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.
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 emerging 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 emerging 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 emerging 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 emerging Ringmer Neighbourhood Plan (RES7). Site boundary and capacity revised to reflect neighbourhood plan.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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 emerging Ringmer Neighbourhood Plan (RES30) and forms part of larger strategic site within the emerging Core Strategy.
20RG	Land at the Forge, Lewes Road	1.8ha	22	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 emerging Ringmer Neighbourhood Plan (RES5).

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 emerging Ringmer Neighbourhood Plan.
22RG	Land at Middleham. (NP)	2ha	35	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Greenfield site is within the National Park. Site adjacent to planning boundary, within walking distance of bus stop and local shops. Impact on landscape is considered unacceptable, as evidenced by the LCS.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
23RG	Land north of Potters Field, Bishops Lane	2.2ha	71	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Site 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. Site is identified as a housing site within the emerging Ringmer Neighbourhood Plan (RES31), albeit only part of the site is expected to come forward to deliver 30 units. RES31 also includes the land at 28RG. Also forms part of larger strategic site allocation within the emerging Core Strategy.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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.
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 emerging Ringmer Neighbourhood Plan identifies for 50 residential units (RES6), the boundary to the RNP site excludes a small parcel of land in north east corner.

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 emerging Ringmer Neighbourhood Plan.
27RG	Land south of Ham Lane (NP)	0.48	15	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Greenfield site within the National Park. There is the potential for adverse impact upon the landscape given the scale of the proposal and that there is no immediately adjacent development. At the present time it is considered that the impact would be too great for the site to be considered suitable for residential development.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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 emerging Core Strategy.
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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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.
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 emerging Ringmer Neighbourhood Plan (RES11) and for lower capacity (30 units).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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 emerging Ringmer Neighbourhood Plan (RES10).
33RG	Land south and east of Elphick Road	2.3	40	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site adjacent to planning boundary. Area of Archaeological Notification Area. Site is available. Within walking distance of bus stop. Nearest local shops are in Ringmer, not within walking distance. Known flooding in this area will need to be overcome, although this is considered achievable. LDC Landscape Capacity Study indicates a medium capacity for change, although this is recognised to be limited to smaller parcels adjacent to existing areas of development. Site is not identified for housing within the emerging Ringmer Neighbourhood Plan.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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.
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. Site is identified in the Ringmer Neighbourhood Planning. 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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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.
37RG	Land west of Lower Lodge Farm	1.55	30	Suitable	Available In Future	Achievable	Developable	Developable - Suitable but only Available in future	Greenfield site adjacent to planning boundary. Currently vacant field. 50% of site is within an Archaeological Notification Area. Site is identified in the Ringmer Neighbourhood Plan. 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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
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	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	Resolution to Grant	Site has planning approval subject to S106.

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. ESCC highways state that access does not raise any concerns. Potential landscape impact but mitigation considered achievable. Opportunity to improve urban edge. Capacity is reduced from initial suggest 83 units to reflect landscape concerns. Small north east corner is an area of archaeological interest, however, this is not considered a showstopper at this stage. Bus stop within walking distance of site. Not within walking of town centre, car dependent site.
02SF	North of Rookery Hill	n/a	0	n/a	n/a	n/a	Filtered	Filtered - Unknown Location or Details	Filtered at initial stages (Open House site)
03SF	East of Normansal Park Avenue	n/a	0	n/a	n/a	n/a	Filtered	Filtered - Unknown Location or Details	Filtered at initial stages (Open House site)
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, to be taken forward in emerging 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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
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.
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)
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. 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.
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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
10SF	Site at the Beachcomber, Dane Road, Seaford	0.45ha	0	n/a	n/a	n/a	n/a	n/a	Complete
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.
12SF	76 Rookery Way, (NP)	1.77ha	24	Not Suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Site resubmitted with reduced capacity. Site is adjacent to planning boundary and within walking distance of bus stop. Has existing access. Relocation of rights of way required. Site is found to be not suitable due to impact of landscape, as evidenced by the Landscape Capacity Study. ESCC Landscape Architect states that it is unacceptable to extend development into South Downs National Park in this location. Views to site would not satisfy NP purpose to enhance or conserve existing landscape.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment		Final Assessment Category	Rationale
13SF	Former Central garage, Sutton Park Road		27	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Brownfield urban site. Within walking distance of bus stop, train station, shops and services. Approximately 500m from primary school and 1.5km from secondary school. No on-site environmental designations. Site is currently vacant. Site has planning permission (LW/11/0923) for retail and residential. Permission being pursued at appeal for revised scheme of 38 retirement apartments LW/14/0150.
14SF	Buckle Car Park, Marine Parade (parcels A & B)	0.32	7	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	Brownfield site within the planning boundary. Currently used as a car park. Within walking distance of bus stop and train station. Has existing vehicular access. No shops or services within walking distance. Environmental Health require further investigation due to potential land contamination. ESCC Landscape Architect states that development has potential to improve streetscape.
15SF	Buckle Car Park, Marine Parade (Parcels A,B C)	0.13	10	Suitable	Available	Achievable	Deliverable		Suitable, Available & Achievable	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. No shops or services within walking distance. Environmental Health require further investigation due to potential land contamination. ESCC Landscape Architect states that development has potential to improve streetscape.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
16SF	Chalvington Field at Normansal Park Avenue (NP)	2.4	20	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Greenfield site predominantly within South Down National Park. Currently used as open space and recreation ground. Re-provision of recreation space will be need. TPO group runs along western boundary. Within walking distance of a bus stop, but not within reasonable walking distance of train station (approx 1 mile). Reduced site capacity to address concerns raised by ESCC landscape architect and SDNP Authority planning officers. Development in the northern part of the site should be avoided and boundary buffering strengthened as mitigation to landscape concerns.
17SF	Downs Leisure Centre, Sutton Road		n/a	n/a	n/a	n/a	Filtered	Filtered - Unknown Location or Details	Site submitted as a representation on the Emerging Core Strategy for potential redevelopment. However, lack of details submitted to adequately assess.
18SF	6 Steyne Road		6	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	Brownfield site located within Seaford planning boundary. Within walking distance of town centre, bus services and train station. Site 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		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.

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

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
23SF	Former Wynne's Nursery, Sutton Drove		0	n/a	n/a	n/a	n/a	Filtered – Fails Threshold	Brownfield site within Seaford planning boundary. Currently vacant site with dilapidated building associated with previous nursery use. TPO group designation in south east corner edge of site, any potential impacts should be avoidable through layout. Site within walking distance of bus stop with services to town centre and train station. Site just within walking distance of town centre. Site has access onto Sutton Drove. ESCC highways require minor improvements to access and footway along site frontage. ESCC landscape architect considers that development of site would be potential enhancement to townscape. Site been promoted through planning process LW/15/0128 approved for 4 dwellings, hence site now fails size threshold.
24SF	Station Approach/ Dane Road		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 emerging 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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
25SF	Land at Elm Court, Blatchington Road		8	Suitable	Unknown	Achievable	Developable	Developable - Suitable but Unknown Availability	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. Landowner suggested a resubmission but not certain when. No objections from highways raised in application.
26SF	Land at East Albany Road/ Sutton Drove		6	Suitable	Unknown	Achievable	Developable	Developable - Suitable but Unknown Availability	Greenfield infill site in central location. Within walking distance of bus stop and town centre services. No environmental or historical constraints identified on or adjacent to site. Previous approval (LW/09/1082) expired, intentions of landowner unknown. No objection raised in application.
27SF	Seaford Constitutional Club, Crouch Lane	0.31	12	Suitable	Not available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable – Not Available	Brownfield site within the planning boundary and established residential area. Seaford constitutional club currently occupies the site which appears to be in active use and therefore considered not available. Should site come forward club should be replaced onsite as part of redevelopment or relocated. 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.

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. 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 service. Entire site is within an Archaeological Notification Area. 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 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	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 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. Will require improvements to access and provision of pedestrian facilities. 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).
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. This is not due for completion until 2016, although does not impact on availability of site. The site would have no abnormal build costs and is located within an area with a relatively strong housing market. South part of site is slightly more visible and open but still well related to built up area, strong landscaping along southern boundary to mitigate impact on landscape. Northern part of the site now has Reserved Matters planning approval (LW/15/0060) for 62 units.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
03WV	Land at Eastern Road/Green Lane	6ha	150	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	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.
04WV	Land off Theobald's, Wivelsfield, Burgess Hill	2.33ha	0	n/a	n/a	n/a	n/a	Complete	Development complete.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
05WV	Land at Coldharbour Farm, Wivelsfield Green	3.84ha	65	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). The site is proposed for allocation as Local Green Space in the emerging Wivelsfield Neighbourhood Plan.
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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
07WV	Land East of B2112 Wivelsfield	approx. 5ha	0	n/a	n/a	n/a	Superseded/ Not Applicable	Superseded	See 14WV
08WV	The Homestead, Homestead Lane, Burgess Hill	3.6ha	55	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	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 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. Owner now states that the site is no longer restricted to coming forward until after 2018. The site is unlikely to have abnormal build costs and is located within an area with a relatively strong housing market.
09WV	Land at North Common Road	4.5ha	75	Suitable	Available	Achievable	Deliverable	Extant Planning Permission	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 the 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 planning approval (LW/13/0720).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
10WV	Land at east of Valebridge Road, Burgess Hill	6.5ha	150	Suitable	Unknown	Achievable	Developable	Developable – Suitable but unknown availability	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.
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

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
12WV	Land at Medway Gardens	1.1ha	27	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 for 29 units (27 net). Capacity has been reduced to reflect the planning permission.
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)
14WV	Land East of B2112, Wivelsfield	15ha	100	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.

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	Available	Achievable	Deliverable	Suitable, Available & Achievable	Both areas of land (currently agricultural fields) are well contained from the wider landscape and have good access to local services and facilities. The site is surrounded on two sides by development and access is considered achievable. Surface water drainage issues would need to be addressed for any scheme on this site. The site is under option to a developer, hence it is available. 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.
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
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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
18WV	Land at The Nuggets, Valebridge Road	1.2ha	14	Suitable	Available	Achievable	Deliverable	Suitable, Available & Achievable	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.
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.

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
20WV	Springfield Industrial estate, B2112	2.3	40	Not suitable	Available	Achievable	Not Deliverable or Developable	Not Deliverable or Developable - Not Suitable	Well contained site located outside the planning boundary, on the western of Wivelsfield village. Mix of brownfield and greenfield land. Site recently promoted through the planning process (LW/14/0790) for 31 units (refused). 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 proposed for allocation in the emerging Wivelsfield Neighbourhood Plan for approximately 30 units.
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).

Site	Site Name/Location	Size (ha)	Site Yield	Suitability	Availability	Achievability	Overall Assessment	Final Assessment Category	Rationale
22WV	Land at the Homestead and The Nuggets	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.

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. 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.
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.

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	Available	Achievable	Deliverable	Suitable, Available & Achievable	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	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.

Appendix 3

Housing Land Supply Position as at 1 April 2015

1. The National Planning Policy Framework (NPPF) requires Local Planning Authorities (LPAs) to *identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements*¹.
2. The purpose of this note is to update the District Council's five year housing land supply position to reflect the position as at 1 April 2015. This note concludes that the Council is able to demonstrate a five year supply of deliverable housing land when calculated against the emerging Joint Core Strategy revised housing requirement figure of 6,900 net dwellings.
3. In updating the housing land supply position the Council has considered the outcomes of recent 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.

Housing Requirement figure

4. Since 1 April 2014 the District Council's five year supply has been calculated against the mid-range point of the District's objectively assessed need figure, 9,800 (490 units p.a.). This approach was taken to ensure there was consistency with paragraph 30² of the National Planning Policy Guidance (PPG).
5. Since the 1 October 2014 housing supply note the Joint Core Strategy Examination Hearings have been completed and the Inspector has provided his Initial Findings³. The Inspector accepts that the level of housing that would be required to meet the OAN figure⁴, even at the lower end of the range, cannot be sustainably delivered in Lewes district. This view was essentially common ground at the Hearings and through many representations received. The Inspector has stated that his preliminary conclusion, with regard to the level of housing growth, is that the JCS housing requirement "has to go up to a minimum of 6,900" dwellings (345dpa) over the plan period. The JCS is now at an advanced stage and is a material consideration to which substantial weight may be attributed where reasonable to do so. The Inspector's Initial Findings letter is also a material consideration.
6. The District Council and SDNPA are currently drafting further modifications to the JCS to reflect the Inspector's Initial Findings. To this end, the Council has prepared this updated housing land supply note based on this most recent emerging housing requirement figure, as at 1st April 2015.
7. However, in recognising that the Inspector's increased housing requirement is yet to undergo formal consultation and that full weight may not be given to the JCS until

¹ Paragraph 47 of NPPF

² Expresses caution in using out of date evidence from revoked regional strategies and states that where emerging plans are not capable of carrying sufficient weight the latest full assessment of housing needs should be considered. (http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/stage-5-final-evidence-base/#paragraph_030).

³ http://www.lewes.gov.uk/Files/plan_ID-05_Letter_to_Councils_10_Feb_2015.pdf

⁴ Joint Sussex Coast Housing Market Authorities Housing Study calculates Lewes district's objectively assessed need is to be between 9,200 and 10,400 units between 2011/12 and 2030/31 (460 and 520 units per annum respectively).

adoption, this note also provides the housing land supply position calculated against the 10,400 OAN figure, which the Inspector advises to be the appropriate assessment of OAN for Lewes district. Against the OAN figure the Council is unable to demonstrate a five year housing land supply. It is clear that the OAN cannot be met in Lewes district and hence it would be illogical to continue to use the OAN as the basis for calculating the five year housing land supply position. As a result LDC and SDNPA, after reasoned consideration, are now giving more weight to the emerging JCS housing figure, as described in the Inspector's letter, than to the OAN figure in calculating our housing land supply.

8. The updated housing land supply calculation applies the Liverpool, rather than the Sedgefield Approach⁵, to meeting any shortfall. The change in approach follows discussions at the Examination Hearings where the Inspector advised that he considered applying the Liverpool approach to the housing trajectory would be reasonable in Lewes district, taking into consideration the character and constraints of the district, together with his emerging conclusions on an increased housing requirement. The Inspector has provided the following advice regarding the application of the Liverpool Approach within Lewes district:

'I am comfortable with them [LDC and SDNPA] using the Liverpool method in all the relevant current circumstances in Lewes, and that I will confirm this in the report in due course'

Housing Land Supply

Additional supply buffer

9. 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.
10. A 5% buffer is applied in the district's five year supply calculation as it is considered that there has not been a persistent under delivery against the SEP target (*see table below*).

Year	Net completions	Annualised Target
2006/ 07	296	220
2007/ 08	416	216
2008/ 09	257	205
2009/ 10	175	202
2010/ 11	161	204
2011/ 12	247	206
2012/ 13	220	203
2013/ 14	113	202
2014/ 15	277	210
Total	2,162	-

Commitments - Planning permissions

⁵ Liverpool approach spreads the shortfall over remainder of the Plan period, whereas the Sedgefield approach seeks to meet the shortfall in the first five years.

11. Large and small sites benefitting from planning permission, as at 1 April 2015, and which are expected to contribute completions within the next five years are included in the five year housing supply calculation. As at 1 April 2015 there were 904 net units with outstanding permission on large sites (6 units or more) and 170 net units with outstanding permission on small sites (5 units or less).
12. Small site permissions provide a consistent source of supply within the district. However, it is recognised that a proportion of small site approvals are not implemented. To reflect this, a percentage discount is applied to the small site supply total to allow for non-implementation of permissions⁶. Previously the percentage discount applied was 35%. This has been revised to 25% following discussions held at the Examination Hearings, where the Inspector considered the 35% to be an unnecessarily cautious discount. This is reflected in the Inspector's Initial Findings letter. Further work has since been undertaken to establish a more accurate reflection of the situation across the district, which supports the 25% discount now being applied.

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

13. As at 1 April 2015 six sites had a resolution to approve subject to Section 106 legal agreement sign off. Four of these sites, totalling 194 net units, are considered deliverable. Of the 194 units 99 are considered deliverable in the next five years and as such are included in the five year housing supply calculation.

Other Deliverable sites

14. In addition to the above, in line with footnote 11 of the NPPF, the calculation contains sites which are considered deliverable and therefore capable of contributing to the Council's five year housing supply are included. This includes an unimplemented 2003 Local Plan allocation, Caburn Field, totalling 40 units; and sites concluded to be deliverable in the SHLAA or which have since progressed through the planning process.

Windfall Allowance

15. 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

⁶ The percentage discount has been calculated by looking at the pattern of individual small site permissions and completions to determine the proportion of small site permissions which were never implemented.

realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall and expected future trends, and should not include residential gardens.

16. Small site completions have provided a consistent source of windfall supply and completions in the district. In previous five year housing land supply calculations a windfall allowance of 37 net units p.a. has been included. This has now been increased to 50 net units p.a. following discussions held during the Examination Hearings where the Inspector considered 37 net units p.a. to under-estimate the potential performance of windfalls given the district's strong and comparatively buoyant housing market and historic windfall delivery rates. This is reflected in the Inspector's Initial Findings letter.
17. Further assessment of the historic rates of small site completions⁷ within the district has now been undertaken. Previously the windfall allowance was calculated on the average small site completion rate achieved between 2006/07 and 2012/13 as this period includes years pre and post- the economic downturn. However, it is considered that basing the level of windfall allowance on the five year period pre-economic downturn, 2004/05 to 2008/09, better reflects the district's consistent delivery of windfall. It is also considered that this is a period of housing growth that is more typical of the district's overall performance and potential.
18. In addition to the above revised windfall allowance figure the five year housing supply calculation now includes a contribution for units delivered on rural exception sites. The contribution of rural exception sites to the district's housing delivery was discussed at the Examination Hearings. At the request of the Inspector the Council provided information on previous rural exception site completion rates⁸.
19. Subsequently, the Inspector's Initial Findings letter stated that "it might also be reasonable in principle to make an allowance for a small number of homes, say 150 in total, principally for local needs/ affordable housing, to continue to come forward on rural exception sites over the plan period". As such, the Council and SDNPA assessed previous, current and likely future affordable housing needs across the district to inform a reasonable delivery rate over the remaining 15 years of the JCS plan period. A total of 125 units (8.3 units per year) is concluded to be a reasonable contribution to the overall housing requirement and an allowance for this has accordingly been included in the five year supply.

Five Year Housing Land Supply Calculation as at 1st April 2015

1.	Based on the emerging Joint Core Strategy	Units
A	Core Strategy revised figure <i>(Core Strategy figure annualised)</i>	6,900 <i>(345)</i>
B	Net Completions (2010/11 to 2014/15)	1020
C	Residual Requirement <i>(Residual annualised)</i>	5,880 <i>(392)</i>

⁷ Only small site completion rates were considered in determining a windfall allowance rate so as to avoid potential double counting with SHLAA sites (large sites of 6 or more units). Completions on residential gardens were also excluded. Further information on the windfall rate can be found in the 2014 Housing Background Paper on the Council's website.

⁸ Between 2000/01 and 2014/15 the Council delivered 66 units, 58 of which were delivered in the last 5 years.

D	Residual 5 year requirement <i>(392 x 5)</i>	1,960
E	NPPF 5% buffer <i>(0.05 x 1,960)</i>	98
F	Total 5 year requirement figure <i>(Annualised over 5 years)</i>	2,058 <i>(411.6)</i>
G	Commitments <i>Large and small sites with planning permission</i> <i>Sites subject to Section 106</i> <i>Unimplemented Local Plan Allocations</i> <i>Core Strategy site allocations</i> <i>Windfall allowance</i> <i>Deliverable SHLAA sites</i> <i>Rural exception site allowance</i>	2,198 1,074 99 40 579 250 114 42
H	Supply Percentage (G / F x 100) Years	106.80 5.34

2.	Based on Objectively Assessed Need	Units
A	Upper range OAN figure <i>(OAN figure annualised)</i>	10,400 <i>(520)</i>
B	Net Completions (2011/12 to 2014/15) ⁹	857
C	Residual Requirement <i>(Residual annualised)</i>	9,543 <i>(596.44)</i>
D	Residual 5 year requirement <i>(596.44 x 5)</i>	2,982.44
E	NPPF 5% buffer <i>(0.05 x 2,982.44)</i>	149.11
F	Total 5 year requirement figure <i>(Annualised over 5 years)</i>	3,131.30 <i>(626.26)</i>
G	Commitments <i>Large and small sites with planning permission</i> <i>Sites subject to Section 106</i> <i>Unimplemented Local Plan Allocations</i> <i>Core Strategy site allocations</i> <i>Windfall allowance</i> <i>Deliverable SHLAA sites</i> <i>Rural exception site allowance</i>	2,198 1,074 99 40 579 250 114 42
H	Supply Percentage (H / G x 100) Years	70.19 3.51

⁹ Total net completion figure is calculated on same period as OAN assessment period (2011/12 to 2031/32)

Appendix 4 Maps

