

Lewes District Council

Interim Land Availability Assessment (LAA)

Appendix 3 Site Assessment Outcomes

February 2022

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1. Introduction

1.1 This document sets out the Interim LAA site assessment outcomes by site and type of development. The assessments should be read alongside the Interim LAA Report and the Parish Maps published separately.


1.2 Some sites may appear more than once as they may be assessed for different types of development. Where sites appear on the Parish maps, the assessment outcomes are those in relation to housing where the sites have been assessed for more than one type of development.


1.3 It is important to make clear that **the interim LAA does not allocate land for development or determine whether a site will be allocated for development. The inclusion of a site within the interim LAA should not be taken to imply that the site will be allocated for housing or looked upon favourably when determining planning applications.** The interim LAA is also not a statement of council policy. The decision to allocate sites will be made through the emerging Local Plan Document which will be subject to further consultation as set out in the Local Development Scheme.


1.4 The site assessments use an agreed, objective and consistent methodology which seeks to capture information on constraints as they exist at a particular point in time. The LAA methodology is published separately in Appendix 2.

1.5 **All of the findings in the LAA are based on information available at the time of the assessment, and information may change or be updated. Any comments made in relation to a site do not constitute formal planning advice.**


2. Site Assessment Outcomes - Housing

| | | | |
|---|---|-------------------------------------|---|
| Site Ref: | 02BA | | |
| Site Name: | Land at Primrose Hill | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Barcombe | | |
| | Size (hectares): | 1.2 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 30 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | ESCC highways consider that a safe and suitable access can not be provided to serve site. 2018 SHELAA concluded that the site was no longer available for development and there has been no further contact with owner. | | |

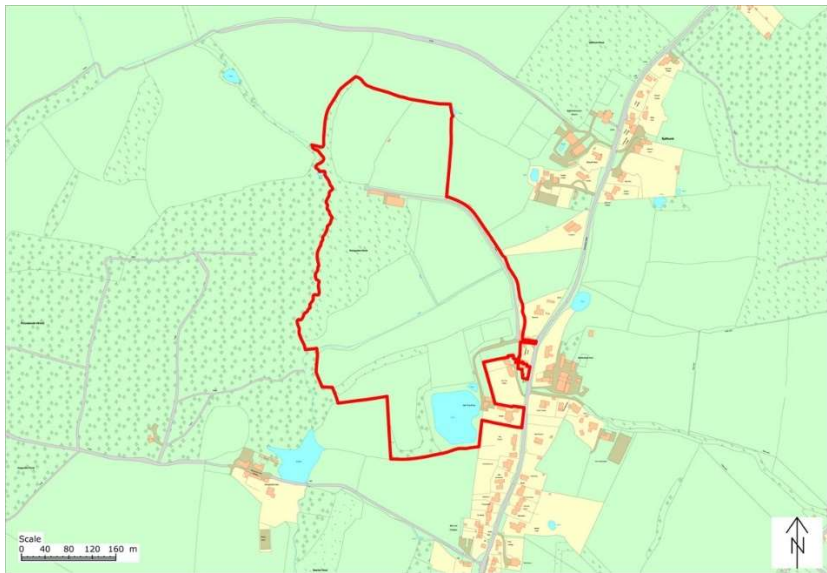
| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 06BA | | |
| Site Name: | East of Barcombe Cross | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Barcombe | | |
| | Size (hectares): | 4.75 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 70 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site, located on the eastern edge of village. Site is adjacent to Barcombe Cross Conservation Area. Large site extending village to east. A development of this size and on this site is considered to be unsuitable in landscape terms. It is also unknown if suitable access can be achieved. Owners have confirmed that site is no longer available and the site is to be withdrawn from the LAA. | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 09BA | | |
| Site Name: | Land north west of Barcombe village hall | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site, updated information submitted in 2020 CfS | | |
| | Parish: | | |
| | Barcombe | | |
| | Size (hectares): | 0.65 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 9 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site located on the south eastern edge of Barcombe Cross village. Small northern section of site within an Archaeological Notification Area. Several TPOs located along western boundary, including along main road – potentially a constraint to provision of access. Adjacent to Barcombe Cross Conservation Area. ESCC highways state that access onto public highway would have to be from immediately north west of village hall with limited highway frontage. | | |


Hedge/ trees (some protected) are likely needed to be removed to obtain both access and visibility. This tree line presents a green corridor/buffer between the existing property adjacent and the village hall at the edge of the settlement as it transitions to countryside. ESCC Archaeologist states that there is medium potential for historic environment in location, requires archaeological evaluation. LCS indicates a negligible/ low capacity for change within this landscape character area. Wider landscape, particularly to the east and south east, is open and sensitive to longer and relatively uninterrupted views as land slopes away from the edge of Barcombe Cross. Potential need for further demonstration of suitability in landscape terms and achievability of access to overcome constraints.

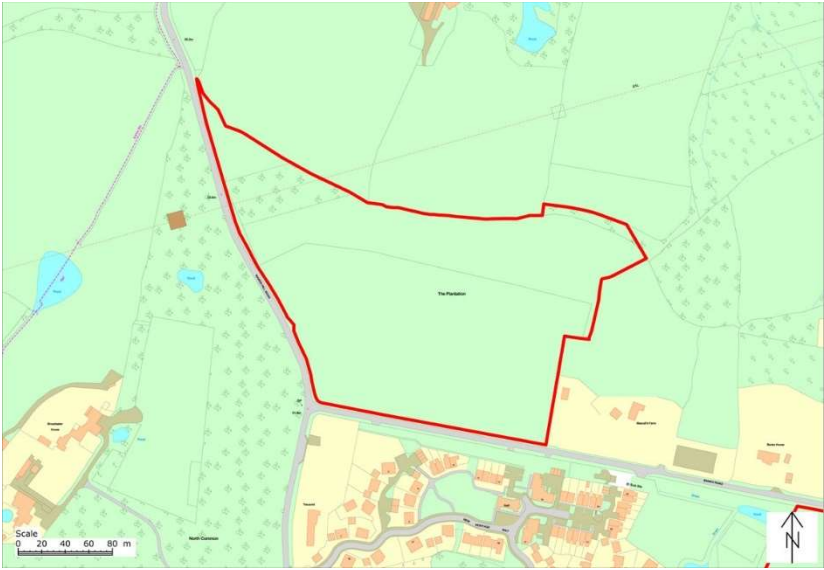
| | | | | |
|--|--|-------------------------------------|------------------|--|
| Site Ref: | 10BA | | | |
| Site Name: | Land south of Barcombe Mills Road | | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | 2018 SHELAA Site | |
| | Parish: | | Barcombe | |
| | Size (hectares): | 3.7 | | |
| | Greenfield/Brownfield: | | Greenfield | |
| | Distance from Ashdown Forest: | | Greater than 7km | |
| | Setting of SDNP: | No | | |
| | Flood Zone: | 1 | | |
| | Suitability: | Not suitable | | |
| | Availability: | Available | | |
| | Achievability: | Achievable | | |
| Housing Capacity: | 111 | Employment Floorspace Yield: | 0 | |
| Renewables/Green Infrastructure | | | | |
| Conclusion: | Not Deliverable or Developable | | | |
| Justification: | <p>Site is open to views to the south and is part of the wider countryside in character. LCS indicates that the site sits within a landscape character area of low capacity for change, hence not Suitable. Site is between 500m and 800m of services available within the village, including a bus stop with services to Lewes. ESCC archaeologist state a medium to high risk area of heritage significance. Grade II Listed Building (Mongers Farm) approximately 20m north west of site. Archaeological Notification Area (post medieval hamlet and WWII</p> | | | |

| | |
|--|--|
| | <p>remain) partially adjacent to northern site boundary. Local ecology records indicate notable and protected species and rare plants.</p> |
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| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 11BA | | |
| Site Name: | Land West of Spithurst Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Barcombe | | |
| | Size (hectares): | 16 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 20 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Site has constraints to the west. There is existing residential development along Spithurst Road, with some properties to the rear of those fronting the road. the settlement is isolated with no local services and no footpath linking to Barcombe therefore residential properties would be solely reliant on the private car, development within this location would be considered unsustainable. | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 12BA | | |
| Site Name: | Camoys Court Farm | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Barcombe | | |
| | Size (hectares): | 1.2 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Existing vehicular access from Barcombe Mills Road, however improvements/amendments required. Existing TPO could constrain development. The site is walking distance from Barcombe and its services however the lack of pavement to provide sustainable alternative means of transport makes the site isolated and unsustainable, therefore unsuitable. | | |

| | | | | |
|--|--|-------------------------------------|---|--|
| Site Ref: | 07CH | | | |
| Site Name: | Paddock @ Church Green | | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | | |
| | 2018 SHELAA Site | | | |
| | Parish: | | | |
| | Chailey | | | |
| | Size (hectares): | 0.43 | | |
| | Greenfield/Brownfield: | | | |
| | Greenfield | | | |
| | Distance from Ashdown Forest: | | | |
| | Greater than 7KM | | | |
| | Setting of SDNP: | No | | |
| Flood Zone: | 1 | | | |
| Suitability: | Not suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Unknown | | | |
| Housing Capacity: | 9 | Employment Floorspace Yield: | 0 | |
| Renewables/Green Infrastructure | | | | |
| Conclusion: | Not Deliverable or Developable | | | |
| Justification: | <p>Primary school within walking distance and bus stops to larger settlements. Situated within the Chailey Green Conservation Area. The rural setting is integral to the character of the conservation area. Within ANA. There are a number of listed buildings in the wider/surrounding area. Main concerns are impact on the historical environment. No major landscape concerns given containment of the site. Access from private road, may not be achievable. Unknown availability.</p> | | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 09CH | | |
| Site Name: | The Plantation, Warrs hill Road, North Chailey | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA site | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | North-west corner would be within 7km. Development would be required to contribute or make provision for a SANG. | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 125 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |


Justification:

Concerns over impact of development on wider landscape character given amount of tree removal required to facilitate development. Unknown if suitable access could be provided as both adjacent roads are narrow lanes. Location is wholly unrelated to existing settlements, no services are available within walking distance, and very limited public transport not accessible via a footpath which would likely result in development being reliant on the private car. Considered the site is unsustainable and therefore unsuitable.


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 11CH | | |
| Site Name: | Land at North Chailey | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 0.42 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Whilst within maximum walking distance of the village, there are limited services available. This site is remote from the planning boundary for North Chailey and is unrelated to the main built form of the settlement. It also lies immediately adjacent to SSSI and Local Nature Reserve designations with potential for unacceptable impacts and these cumulative factors point to an unsustainable location for development. Site also had a number of TPO trees which would need to be removed to facilitate development, or significantly reduce scale. Site is currently accessed by a narrow lane which becomes private</p> | | |


road. No indication of ownership of access. ESCC Landscape Architect does not consider the site to have significant impact on the wider landscape, however views from Chailey Common and windmills should be considered. The cumulative negative impacts of the site is likely to make the site unacceptable overall. Unknown availability at this time, and unknown achievability given unknown ownership of the access.


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 13CH | | |
| Site Name: | The Warren, Fletching Common | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 1.91 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 5 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>The site is unrelated to any existing settlement. Newick, the nearest settlement is well outside of walking distance, and with no footpaths on Mill Lane it is likely the site would be car dependant. Unknown if appropriate access is achievable. Trees would need to be retained to enclose any development from the wider landscape, reducing capacity. Ecological investigations would be required. Overall not sustainable site given location and accessibility of services.</p> | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 14CH | | |
| Site Name: | Starvecrow Farm, South Common | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 12.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 250 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Greenfield site wholly unrelated to an existing settlement. Not in walking distance of facilities in South Chailey or South Street, though within walking distance of bus stops on A275 at South Chailey there is no footpath along Balneath Manor Lane. Access is via a private road, unclear if site requires third party land/ agreement to access development. Ancient woodland adjacent to and through the site, buffer will be required to mitigate any potential impacts from new development. No environmental or historical designations. LCS states the east of Chailey has little scope for changes particularly to the south</p> | | |

| | |
|--|--|
| | <p>with open views of the down, and to the east where the land is exposed as it slopes away from the village edge. Unknown achievability given private road for access, unknown availability at this time.</p> |
|--|--|


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 17CH | | |
| Site Name: | Land off of Mill Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 2.78 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 60 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | Site is adjacent to planning boundary and the existing settlement. Is within walking distance of bus stop and secondary school. ESCC highways state that access should be taken from Mill Lane and footways provided. Overriding concern is impact on landscape due to openness of landscape. The LCS finds negligible/low capacity for change in this area. Unknown availability at this time, and unknown achievability as unknown if access through 05CH is possible. | | |

| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 18CH | | |
| Site Name: | The Pines, Warrs Hill Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA site | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 1.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| Greater than 7km | | | |
| Setting of SDNP: | No | | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 37 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Main concern is sustainability of the site. Whilst a bus stop is available within maximum walking distance this has very limited services to surrounding settlements. North Chailey is 1.1km to the south of the site, this provides limited services. Given the location of the site, it is likely that residents would be reliant on the private car to access services. Considered the site is unsustainable and therefore unsuitable. Ecological concerns given proximity to SSSI would require investigation. Unknown achievability of access, appears to be a private road, no footpath access and unknown if junction with A275 would be acceptable for development of this scale given width. | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 19CH | | |
| Site Name: | Chailey Brickworks | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 1.95 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Not available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 48 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Established employment site (brickworks with ancillary uses). Brown field site. 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. EELA scores site (ELW13) relatively low, due to lack of strategic access, but recognises potential contribution to low value, rural based employment activities. It is unlikely that the site will become available in the timeframe of the Plan (next 15 years) and is therefore not available to consider for alternative uses at this point in time. Remediating land contamination results in the achievability being unknown due to cost.</p> | | |

| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 21CH | | |
| Site Name: | Land south of Fairseat House and west of Oxbottom Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | Previous 2018 SHELAA Site and 2020 CfS | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 2.2 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 20 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Deliverable | | |
| Justification: | <p>Site is within walking distance of bus stop but not to village centre services. 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. ESCC landscape architect considers the site to be enclosed from wider countryside, important to</p> | | |


retain trees and hedges to help integrate any proposed development. Landscape Capacity Study indicates a medium capacity for change in this area. Within Flood Risk Zone 1 but known surface water flooding issues. Grade II listed building adjacent to north west corner of site. ESCC archaeologist highlights a medium potential archaeological interest. Application submitted (LW/15/0299) for residential use; refused. Habitat survey work indicated slow worm and grass snake present (in low numbers) and site foraged by common bat. Mitigation required. Concerns over impacts of the development of the site and the openness between the development of Station Road and the Village of Newick. The site is being actively promoted therefore is considered available, no known abnormal cost affecting the viability of the site therefore considered deliverable within 5 years.

| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 22CH | | |
| Site Name: | Land north west of Millfield, Haywards Heath Road, North Chailey | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 0.8 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | 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. Concern that development of the site could compromise the continued vitality of the SSSI. Site is within walking distance of convenience store and bus stop and connected by footpath on north side 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 | | |


| | |
|--|---|
| | <p>of site due to surrounding open landscape. The Landscape Capacity Study shows this area to have negligible/low capacity for change. Planning permission refused (LW/15/0885) for 10 dwellings. Unknown availability and achievability at this time as no recent discussions with landowners.</p> |
|--|---|

| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 23CH | | |
| Site Name: | Land at Manor Farm Cottage, Balneath Gate, South Chailey | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 1 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 15 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site in close proximity to planning boundary. Currently vacant field. Within walking distance of bus stop but not in walking distance of other facilities in South Chailey or South Street. Access is currently via a private road. Unclear if site requires third party land/ agreement to access development. ESCC highways state that junction widths and alignments need to be checked but are potentially achievable. Ancient woodland adjacent to northern boundary, buffer will be required to mitigate any potential impacts from new development. No environmental or historical designations. ESCC | | |

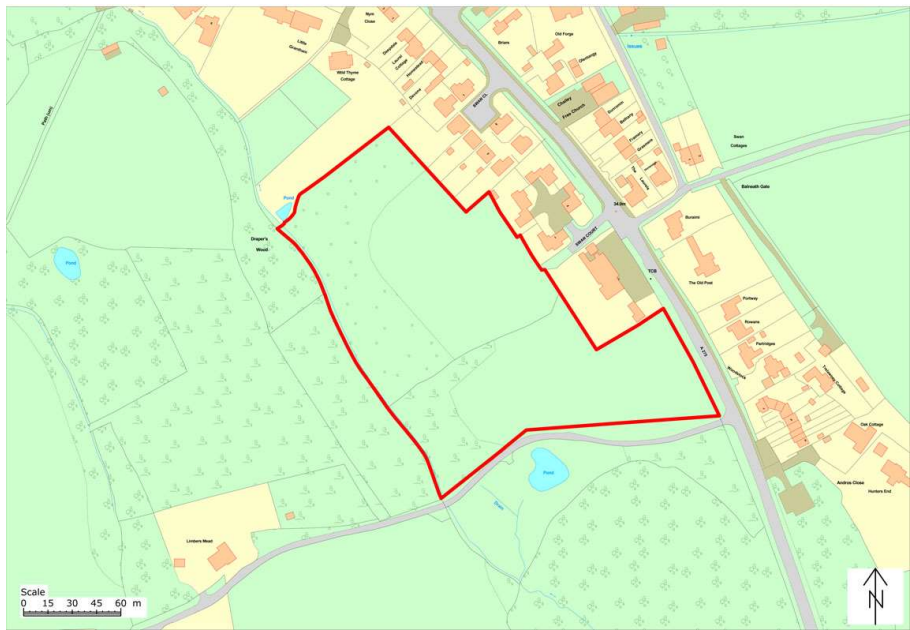
Archaeologist states that there is medium potential for historic environment. LCS concludes Kiln Wood has no capacity for change. Also relates to landscape character area to the south of the bridleway which has negligible/ low capacity for change. ESCC Landscape Architect considers that area has a rural 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 Ref: | 24CH | | |
| Site Name: | Land east of Oxbottom Lane, | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | Previous 2018 SHELAA Site | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 1.2 | |
| | Greenfield/Brownfield: | | |
| | Greenfield. Triangular shaped site, tapering at southern end. | | |
| | Distance from Ashdown Forest: | | |
| Greater than 7Km | | | |
| Setting of SDNP: | No | | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 30 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>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 Landscape Architect states that the woodland is valuable Green Infrastructure and the Landscape Capacity Study shows low capacity for change. ESCC highways state that speed surveys required to determine required sightlines. Currently considered unachievable. The site is just outside walking distance of the good range of services and</p> | | |


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| | <p>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.</p> |
|--|--|

| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 25CH | | |
| Site Name: | Land rear of Hornbuckles Close | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 1.2 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 30 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site within close proximity of planning boundary. No onsite environmental or historical designations. Proponent has undertaken further work to resolve previous concerns of access. It was previously concluded, with the agreement of ESCC highways, that suitable access (2 way traffic plus 2m footpath) can be achieved from Whitegates Close. ESCC Archaeologist states that there is medium potential for historic environment. Site is relatively well contained and the Landscape Capacity Study indicates the area to have medium capacity for change. Site is adjacent to parcels of ancient woodland | | |


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| | which would require mitigation from potential development. Previously promoted for residential use, availability unknown at this time. |
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|--|---|-------------------------------------|---|
| Site Ref: | 27CH | | |
| Site Name: | Land west of A275 (South Road), South Chailey | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 2.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| Greater than 7km | | | |
| Setting of SDNP: | No | | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 55 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Deliverable | | |
| Justification: | <p>Greenfield site on the south west edge of South Chailey, adjacent to the planning boundary. No onsite environmental or historical constraints, although ESCC Archaeological Architect indicates a medium to high area of heritage significance. Site is relatively well contained to the north, west and south by trees and woodland. LCS indicates that the site is within a landscape character area with low/ medium to negligible scope for change. ESCC landscape architect states that adequate buffers would need to be given consideration. ESCC highways states</p> | | |


that required sightlines should be achievable with some vegetation clearance. Acceptable subject to suitable access and provision of pedestrian crossing. Limited services available in village are approximately 1km away. Bus stop with services to Lewes is within walking distance. Grade II Listed building (Swan House) adjacent to south western boundary. Site layout should take into consideration the setting of the listed building. Local ecology records indicate notable and protected species and suitable habitats on site.

| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 28CH | | |
| Site Name: | Buckles Wood Field, Banks Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA site | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 2 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Partially within 7km. Development would be required to contribute or make provision for a SANG. | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 30 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Planning permission refused and appeal dismissed for development of the site for housing (Ref: LW/16/0637). The main concerns are the sustainability of the site given the location it would lack good access to schools, shops, jobs and other key services by walking, cycling and public transport in order to reduce the need to travel by car. The site is wholly unrelated to an existing settlement, being over 1km north of | | |

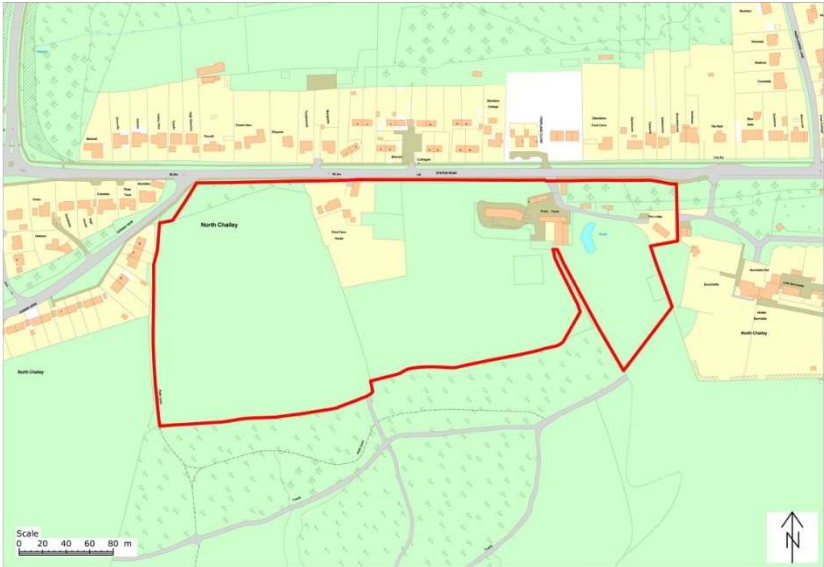
| | |
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| | Chailey North, and residents would likely to reliant on a car for access to services. |
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|--|---|-------------------------------------|---|
| Site Ref: | 29CH | | |
| Site Name: | Highbury Farm, Markstakes Lane, South Street | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 0.8 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 6 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Deliverable | | |
| Justification: | <p>Greenfield site adjacent the existing settlement. This land abutts Markstakes Lane and Green Lane. Existing site access onto Markstakes Lane is single width and not constructed to recommended standards therefore requires upgrade. Assume this access to be used. Site within 60mph whereby visibility splay requirements 2.4m x 215, lesser splays may be acceptable if supported by relevant speed survey. The site is well contained given the existing trees surrounding, trees should be retained and protected. A tree survey retention and protection plan may be required. Any development would need to be informed by an Ecological Impact Assessment and any impacts</p> | | |


| | |
|--|---|
| | <p>mitigated/compensated, with biodiversity net gain provided. Limited services are available in adjacent settlement, but local shop and public transport to large settlements within walking distance.</p> |
|--|---|


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|--|---|-------------------------------------|---|
| Site Ref: | 30CH | | |
| Site Name: | Land south of Broomfields, South Chailey | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 2.62 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 52 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>It is unlikely that the farm track would be suitable as the main access but could serve as a useful non-car access. A suitable main vehicle access should be achievable from Mill Lane. Adequate visibility will need to be provided in line with current standards and it should be located so as not to conflict with access roads to housing on the opposite side of Mill Lane. This development site should be laid out so as to provide some frontage development to form an extension to the urban form and reinforce the 30mph limit. Suitable improvements to footway links and crossing facilities would be required to reach facilities/bus stops. The LCS states the site is in an area of high</p> | | |

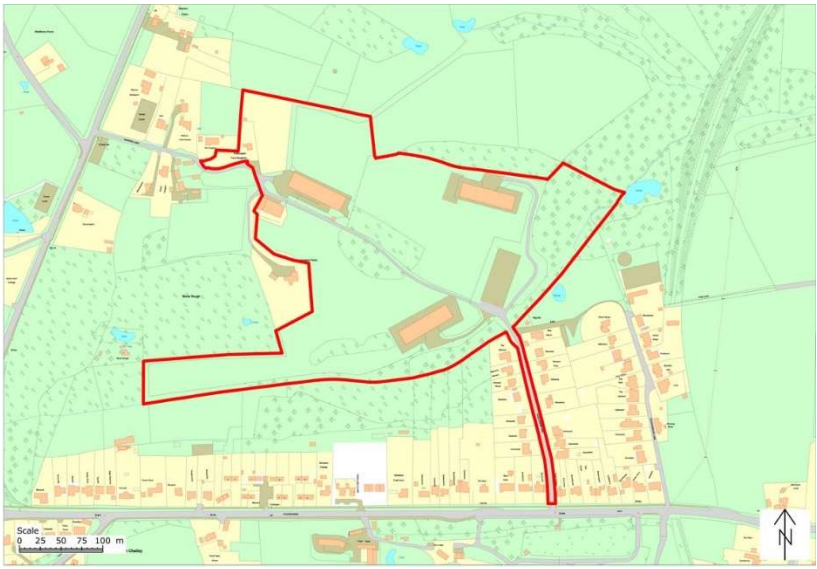
landscape quality, and medium/high value, stating there is negligible landscape capacity as the fields are very open with distant views to the west with little scope for mitigation. ESCC Landscape Officer states, the site is very open and rural in character. It is contiguous with the agricultural landscape to the west. Local records of protected and notable species including bats (several species), dormouse and GCN (within terrestrial range). Pond on site and pond immediately west. Any development would need to be informed by an Ecological Impact Assessment. Submitted to CfS as available within 5-10 years so considered available within the plan period. No known abnormal costs, therefore considered achievable.

| | | | |
|--|---|-------------------------------------|------|
| Site Ref: | 31CH | | |
| Site Name: | Frick Farm | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 2.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 75 | Employment Floorspace Yield: | 2400 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>The site is situated between the settlements of North Chailey and Newick, residential development is evident on the northern side of Station Road, existing commercial uses of the site mean this would not out of character with the area, and the site could likely facilitate further commercial uses. Adjacent the planning boundaries of Chailey to the west. Most services are outside of walking distance, but footpaths link the site with North Chailey and Newick there is also access to public transport by bus connecting the site with other surrounding settlements. Therefore potentially suitable for mixed residential and commercial floorspace. Access needs to be considered for scale of</p> | | |


development. ESCC Landscape Architect states that there could be scope for some development on the roadside, but a well defined boundary to built development could be established on the south side leaving a GI buffer between the development and Frick wood, as well as to the public footpath on the western boundary. Existing boundary trees along the A272 would need to be taken into consideration. Submitted to the LAA as available within 5 years, no known viability or abnormal costs therefore considered achievable.

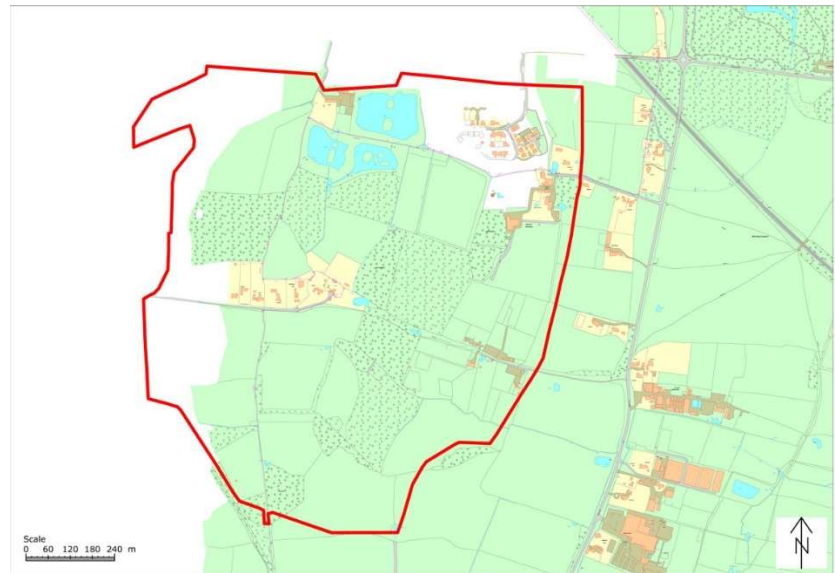
| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 33CH | | |
| Site Name: | Northfields, East Grinstead Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 0.3 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 5 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Plot is adjacent existing residential properties facing A275, which forms a ribbon of development along this part of the A275. A small scale development, not out of character with the ribbon development may be acceptable but this would take the site under the LAA threshold. A larger development not facing the road would be out of character here. Further work required to show suitable access and visibility splays. Just under 1km to North Chailey, footpaths provided. Walking distance to bus stop with limited services. Likely site would be car dependant.</p> | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 34CH | | |
| Site Name: | Land South of Station Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 1 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 9 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>Site has public transport available within 200m of the site, with bus services providing access to surrounding settlements with greater services. Outside of walking distance for the services and facilities available in Newick. Some surface water flooding issues identified. Trees should be retained. Unknown achieveability of suitable access, further work needed to show that existing access can be upgraded to facilitate the development. Given existing surrounding development, development of this site would infill and likely acceptable in landscape terms and would not make significant impact on the gap between the settlements.</p> | | |


| | | | |
|--|--|-------------------------------------|-----|
| Site Ref: | 35CH | | |
| Site Name: | Grassington Farm | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 10.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available in the future | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 80 | Employment Floorspace Yield: | 500 |
| Renewables/Green Infrastructure | GI and renewables | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Section of Ancient Woodland within the site, woodland would need to be retained, this reduces capacity. Suitability of vehicular access needs to be established both existing access' are narrow and unknown if they can accommodate residential, employment or mixed use development. Without further evidence to show access is achievable for development then considered not suitable. Site has no facilities or services within walking distance, bus stops on Station Road are potentially outside of walking distance from parts of the site. Development would make use of previously developed land, and the site is relatively contained from wider views in the eastern section, but</p> | | |


| | |
|--|--|
| | <p>LCS indicates high quality landscape with low capacity for change, the landscape impact needs to be determined. Flooding needs further consideration and consideration needs to be given to adjacent listed building setting. Not currently within an ANA, but Archaeological potential needs to be determined. Also potential consideration for GI though given existing uses unknown suitability. Potentially suitable for renewables but similar landscape considerations.</p> |
|--|--|


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 04DT | | |
| Site Name: | land lying to the rear of Wintons Farm, Folders Lane, Burgess Hill | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Ditchling | | |
| | Size (hectares): | 8.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 97 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | By itself the site is considered to be unsuitable due to it being detached from any development and having problems with access. This could be reconsidered if the site was considered alongside the adjacent allocation to the west that lies within Mid Sussex and if the impacts on the landscape could be mitigated. | | |

| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 06DT | | |
| Site Name: | Land to the south of Folders Lane, Burgess Hill, Straddling the boundary between West Sussex (Mid Sussex) | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Ditchling | | |
| | Size (hectares): | 117 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 150 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Approximately half the site is within Lewes District, the majority of which would be within the SDNP therefore outside the LDC plan area, also partly covered by 04DT and 07DT. Two parts of the site which fall within MSDC are allocated in their Local Plan, the remaining northern part and the western section are designated as countryside and protected as such. Site is considered unsuitable due to the location and likely unacceptable landscape impacts arising from development of the part of the site within the National Park.</p> | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 07DT | | |
| Site Name: | Land lying off of common Lane, Ditchling | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Ditchling | | |
| | Size (hectares): | 1.3 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 40 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | The site is isolated, and residents would be reliant on the private car given the lack of connection north and lack of footpath access along the B112. In considering the site on its own, the negative factors would cumulatively result in a significant negative impact thus resulting in the site's overall unsuitability. Recent upgrades to the site would suggest no intention to redevelop for alternative uses, therefore considered not available. | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 08DT | | |
| Site Name: | Land off Fragborrow Lane 1 | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Ditchling | | |
| | Size (hectares): | 0.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | This sites woodland nature could provide significant biodiversity and ecological benefits and its present use provide a soft edge to the development site north, within Mid Sussex boundary. Its isolated location result in an unsustainable site on its own. | | |

| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 06HY | | |
| Site Name: | Land off Beechwood Lane, Cooksbridge, Hamsey | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Hamsey | | |
| | Size (hectares): | 0.7 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 12 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | Habitat Bank or SANG | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>The location is well connected to the village with a new footpath, and has access to public transport. There are limited facilities within Cooksbridge and the site would be relatively reliant on a car or public transport to access services in nearby settlements. It is also well screened and therefore has minimal impact on the local landscape. However, the site is an allocated Local Green Space in the Hamsey Neighbourhood Plan. Overall the Local Green Space allocation gives the site protection consistent with that in respect of green belt and therefore the site is unsuitable.</p> | | |

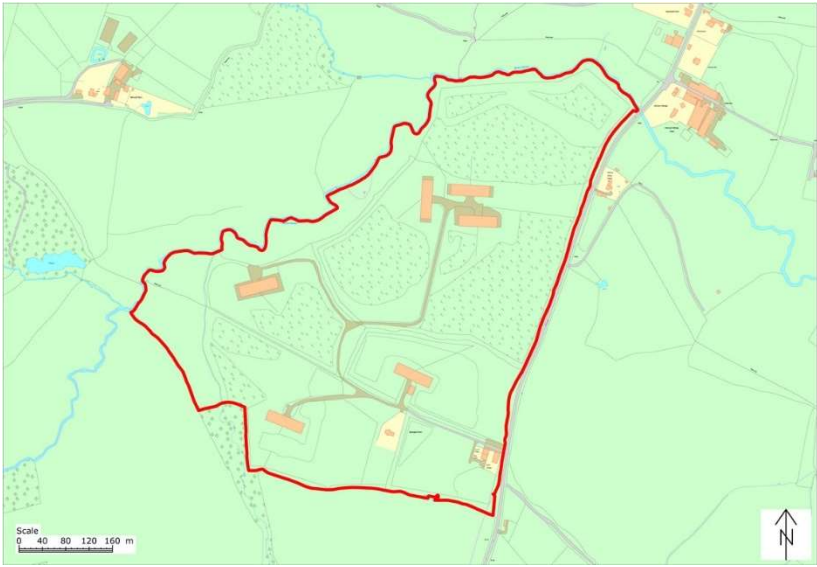
| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 11HY | | |
| Site Name: | Land north of Hamsey Lane, Cooksbridge | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Hamsey | | |
| | Size (hectares): | 8.4 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 150 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>Greenfield site north of Cooksbridge. Site is within walking distance of bus stop and train station. There would be a reliance on public transport and/or car due to lack of services and facilities within 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. To the north is The Old Cooksbridge Conservation Area. This does not adjoin the site but is in close proximity of the northern boundary. The Conservation Area Appraisal states the setting of the village is intrinsic</p> | | |


to its character and is important it is protected. Would require full Transport Assessment, may require extension to 30mph zone to facilitate access, pedestrian footpath will also need extending. Rare species (Rye Brome grass) recorded on eastern section of site. Flood Zone 2/3 immediately north of site.


| | | | |
|--|--|-------------------------------------|------|
| Site Ref: | 12HY | | |
| Site Name: | Land at McBeans Nursery, Resting Oak Hill, Cooksbridge, BN7 3QB | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Hamsey | | |
| | Size (hectares): | 1.28 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 15 | Employment Floorspace Yield: | 2500 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Employment site would need further assessment on the impact of the loss of employment through the Local Plan process. The site is unrelated to an existing settlement with no facilities or services within walking distance. Bus stop available with limited services to surrounding settlements, but likely the site would be car dependant therefore considered unsuitable for residential. Could be potentially suitable for employment uses. Unknown availability at this time. Unknown achievability given existing busines and costs associated with removal of buildings.</p> | | |

| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 14HY | | |
| Site Name: | Land at Old Hamsey Brickworks, South Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Hamsey | | |
| | Size (hectares): | 0.76 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 20 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>The site is totally unrelated to an existing settlement, with no facilities or services within walking distance. A bus stop is available but with limited services, even with improvements required in relation to the adjacent permission (shelters etc) it is likely that the site will be car dependant and is therefore not sustainable. The loss of the employment space required by the S106 would need to be considered through the Employment Land Review evidence. Ancient woodland adjacent, likely buffer can be incorporated into scheme, ecological investigations required. Trees would need to be retained, landscaping could soften the appearance of the site and neighbouring development</p> | | |


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| | from the open field to the north. Unsuitable as unsustainable isolated location. |
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| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 15HY | | |
| Site Name: | Springles Farm | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Hamsey | | |
| | Size (hectares): | 36 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1/3 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 200 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | The site is isolated with no footpath, or public transport links. Considered an unsustainable location for this level of development. Significant landscape concerns in an area typical of the Western Low Weald character area with many of the representative key characteristic of the LCA. | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 16HY | | |
| Site Name: | Land at the Old Hamsey Brickworks, South Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Hamsey | | |
| | Size (hectares): | 2 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 12 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Deliverable | | |
| Justification: | <p>This site is isolated, unrelated to an existing settlement and without any facilities/services within walking distance. There is a very limited bus service, the adjacent development is to provide upgrading to the bus stops which may encourage its use, but it is likely that the site would be car dependant. High quality, low density development on the lake could improve the management of such, with little impact on the wider landscape given the containment of the site by trees and the topography of the land. Current application resolved to grant outline planning permission for 12 self builds (Ref: LW/20/0609).</p> | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 17HY | | |
| Site Name: | Land east of A275, Old Hamsey Brickworks, South Chailey | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Hamsey | | |
| | Size (hectares): | 1.7 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 50 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>This site is isolated, unrelated to an existing settlement and without any facilities/services within walking distance. There is a very limited bus service, the adjacent development is to provide upgrading to the bus stops which may encourage its use, but it is likely that the site would be car dependant. There is existing access from the A275, via the adjacent development unclear if this is feasible. New access unlikely to be acceptable given ancient woodland. Ecological investigations required. The site is of moderate landscape sensitivity, woodland must be retained. No environmental designations, requires ecological investigations. Primary concern is isolation of site, car</p> | | |


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| | <p>dependancy and wider landscape impacts of further development here. Unknown availability as unknown if access can be provided over the adjacent site.</p> |
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|--|--|-------------------------------------|---|
| Site Ref: | 18HY | | |
| Site Name: | Land South of Beechwood Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Hamsey | | |
| | Size (hectares): | 1.2 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 14 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Southern field is within the SDNP and therefore outside the plan area. The location is sustainable in terms of accessibility to services and public transport within Hamsey with footpath access. It is also well screened and therefore has minimal impact on the local landscape. Development proposed only to the section of the site outside the SDNP, with the later provided as public open space with potential habitat improvements. However, the site is an allocated Local Green Space in the Hamsey Neighbourhood Plan. Overall the Local Green Space allocation gives the site protection consistent with that in</p> | | |

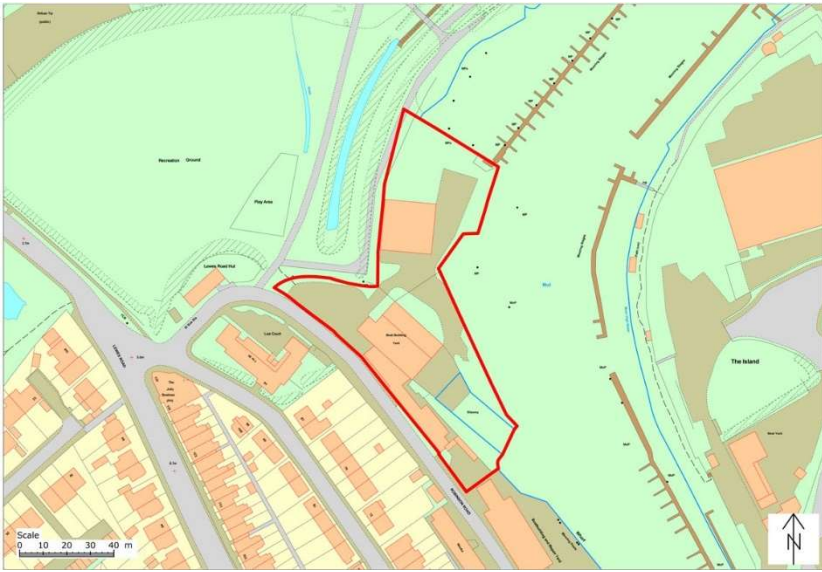
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| | respect of green belt and therefore the site is not suitable for residential development. |
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|--|--|-------------------------------------|---|
| Site Ref: | 10NH | | |
| Site Name: | Railway Quay | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 4.65 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 3a | | |
| Suitability: | Suitable | | |
| Availability: | Not available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 200 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Highly sustainable location within Newhaven Town. Site is within Flood Risk Zone 3a. Site is currently parking for the ferry and B2 and B8 uses. EELA concludes site (ELW6) to be of average quality. Two Grade II listed buildings on the site, both would need to be retained and incorporated into a scheme. Recent NPP Newhaven Port Masterplan does not in its Railway Quay proposals, identify residential use. This is supported by recent planning proposals (see also Site 48NH) Consequently, it is considered unlikely the site will come forward for residential use. Site is located within the Newhaven Enterprise Zone (Railway Quay).</p> | | |


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|--|---|-------------------------------------|---|
| Site Ref: | 12NH | | |
| Site Name: | Downland Park, Court Farm Road, Newhaven | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 2 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Not available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 80 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Existing caravan park. Shoreline Management Plan shows area of shoreline to be 'No active Intervention' with the long term plan to manage the realignment of the coastline. Adjacent to LWS and Castle Hill Local Nature Reserve. Prominent site on hill side, development will need to be designed to respect this. Previously considered suitable, however needs consideration of Climate Change/cliff erosion. 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 LAA. | | |


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|--|---|-------------------------------------|------------------|------------------|
| Site Ref: | 13NH | | | |
| Site Name: | Southern Water Pumping Station Site, Fort Road, Newhaven | | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | 2018 SHELAA Site | |
| | Parish: | | | Newhaven |
| | Size (hectares): | 0.2 | | |
| | Greenfield/Brownfield: | | | Brownfield |
| | Distance from Ashdown Forest: | | | Greater than 7km |
| | Setting of SDNP: | No | | |
| | Flood Zone: | 1 | | |
| | Suitability: | Suitable | | |
| | Availability: | Unknown | | |
| | Achievability: | Unknown | | |
| Housing Capacity: | 6 | Employment Floorspace Yield: | 0 | |
| Renewables/Green Infrastructure | | | | |
| Conclusion: | Unknown | | | |
| Justification: | <p>Previous review concluded that the concerns over impact on the Scheduled Ancient Monument could be resolved through reducing capacity to 6 and sensitive design. Site is within walking distance of local convenience, and bus stops, but outside walking distance of other services and train station. Part of the site is within Flood Zone 3. Main concern is impact on adjacent SAM and landscape sensitivity as site is at entrance to the fort and may impact upon openness of Castle Hill if developed further. Unknown availability at this time, unknown or marginal achievability due to potential costs of contamination and decommissioning of existing works.</p> | | | |


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|--|--|-------------------------------------|---|
| Site Ref: | 15NH | | |
| Site Name: | Lewes Rd recreation ground | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 2.06 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 3a | | |
| Suitability: | Not suitable | | |
| Availability: | Not available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 62 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site, walking distance of Newhaven Town Centre, outside of walking distance to train station, but bus stops adjacent. Allocated in Policy R1 of the Newhaven Neighbourhood Plan for Recreation and Leisure purposes. Redevelopment would result in loss of open space. Adjacent to LWS. Flood Zone 3a. Unknown acheivability of vehicular access. The site is in LDC ownership, not currently available. There are potentially high costs associated with providing flood defences at this site and thus there are concerns over achievability. | | |


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|--|--|-------------------------------------|------------------|------------------|
| Site Ref: | 16NH | | | |
| Site Name: | The Old Shipyard, Robinson Road, Newhaven | | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | 2018 SHELAA Site | |
| | Parish: | | | Newhaven |
| | Size (hectares): | 0.64 | | |
| | Greenfield/Brownfield: | | | Brownfield |
| | Distance from Ashdown Forest: | | | Greater than 7KM |
| | Setting of SDNP: | Yes | | |
| | Flood Zone: | 3a | | |
| | Suitability: | Suitable | | |
| | Availability: | Available | | |
| | Achievability: | Unknown | | |
| Housing Capacity: | 66 | Employment Floorspace Yield: | 0 | |
| Renewables/Green Infrastructure | | | | |
| Conclusion: | Unknown | | | |
| Justification: | Brownfield site at edge of Newhaven. Adjacent to LWS. Considered a sustainable site, within walking distance of town centre services, bus stop and train station. Within flood zone 3a. Existing employment site. Considered available as current application, high developer costs are likely with flood defence works and potential land remediation necessary, in a more restrained housing market location. Outline planning application (LW/14/0686) for 66 residential units (62 flats and 4 houses) approved but not implemented and now expired. Current application pending consideration (LW/19/0858). | | | |


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|--|---|-------------------------------------|---|
| Site Ref: | 17NH | | |
| Site Name: | Land to west of St. Lukes Court, Church Hill, Newhaven | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 0.32 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 12 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Site forms part of the allocated Local Green Space in the Newhaven Neighbourhood Plan therefore unsuitable for development. | | |

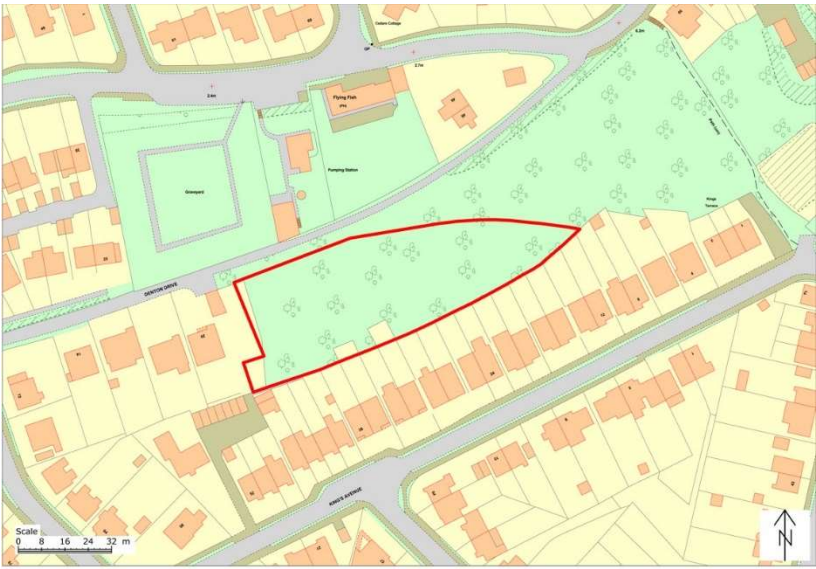
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|--|---|-------------------------------------|---|
| Site Ref: | 18NH | | |
| Site Name: | Land at Denton Drive/Devon Road, Denton, Newhaven | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 0.3 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | The site is covered by a Group TPO and thus the site is unsuitable since development would require the removal of most/all trees on the site. | | |


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|--|--|-------------------------------------|---|
| Site Ref: | 27NH | | |
| Site Name: | Site 4 - East of Fairholme Road, Denton | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 0.182 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 8 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Greenfield site on edge of Denton. Within walking distance of bus stops and local convenience store, but otherwise relatively isolated. Concerns over wider landscape impacts and setting of SDNP. ESCC landscape architect has concerns over the impact to the National Park. Access existing along Fairholm Road. ESCC highways state access is currently unadopted highway, with the potential for gradient issues. Road needs upgrading to achieve required widths and visibility unknown if this is achievable. No pavements currently linking the site with the wider area. Unknown availability at this time, potential significant costs associated with upgrade to road.</p> | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 28NH | | |
| Site Name: | Land at South Heighton, Nr Newhaven | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | South Heighton | | |
| | Size (hectares): | 2.66 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 70 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | 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. | | |


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|--|---|-------------------------------------|---|
| Site Ref: | 30NH | | |
| Site Name: | 93 Western Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 0.57 | |
| | Greenfield/Brownfield: | | |
| | Part Brownfield / Part Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 5 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Unknown | | |
| Justification: | Site within the existing built up area, sustainable site within walking distance of School, local convenience store, and bus stop. Site is allocated for recreation/leisure by R1 of the Newhaven Neighbourhood Plan. Steeply sloped site would require significant engineering for any development - the garage area of the site however could accommodate a small amount of development without wider landscape impact, therefore capacity reduced to reflect this. | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 36NH | | |
| Site Name: | Land at Denton (covered reservoir) | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 0.21 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 8 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Brownfield site, edge of town location, walking distance to some services and bus stops. Development would result in loss of trees and biodiversity impacts. Prominent hill side. Adjacent conservation area. Possibility of contamination, and potential abnormal costs associated with existing use. | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 37NH | | |
| Site Name: | Land at Denton, rear of Kings Avenue | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 0.35 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | The site is covered by a Group TPO and thus the site is unsuitable since development would require the removal of most/all trees on the site. | | |


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|--|--|-------------------------------------|---|
| Site Ref: | 41NH | | |
| Site Name: | Meeching Down | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | Previous SHLAA Site | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 7.4 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 200 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Site forms a LWS and is allocated Local Green Space in the Newhaven Neighbourhood Plan therefore unsuitable. | | |


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|--|--|-------------------------------------|---|
| Site Ref: | 48NH | | |
| Site Name: | Land at Railway Quay | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 0.46 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 3a | | |
| Suitability: | Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 25 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Unknown | | |
| Justification: | Brownfield site situated within a highly sustainable location within Newhaven town. Main concerns are contamination and flood risk although both considered to be resolvable. North of Listed buildings, opportunities to enhance setting through development. Overall site is considered suitable for residential development. Part of site (north) occupied by Railway Club facility - unknown at this stage if/ when it will be relocated. Part of site (south) is occupied by community hub/café shipping containers (Ref: LW/20/0702). Therefore unknown timeframe of availability. | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 50NH | | |
| Site Name: | Land north of Holmdale Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 0.79 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 25 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Greenfield site located adjacent to the National Park. No onsite historical or environmental designations. ESCC highways state that access to site is difficult as both adjacent roads are private unadopted tracks which require upgrading. Not within walking distance of town centre. Bus stop and local convenience shop approx. 400m from site. Southern facing slopes, this area forms buffer to SDNP in a visually sensitive landscape, unsuitable for development. Potential costs associated with road/pavement upgrade given the scale of upgrade to Holmdale Road unknown achievability for this scale of development.</p> | | |

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|--|---|-------------------------------------|---|
| Site Ref: | 52NH | | |
| Site Name: | Fire Station, west of Fort Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 0.15 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 7 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Deliverable | | |
| Justification: | Sustainable, brownfield site within walking distance of bus stop, train station and town centre amenities. Planning application currently under consideration (Ref: LW/21/0224) | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 54NH | | |
| Site Name: | Newhaven Delivery Office (Royal Mail) 62 High Street, Newhaven, BN9 9QU | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 0.1 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Available in the future | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 5 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Developable | | |
| Justification: | Brownfield site, situated in a sustainable town centre location with access to public transport. Existing vehicular access to the rear may need widening. Air Quality Management Area. Archaeological Notification Area. Potential for mixed use redevelopment given town centre location and need to mitigate loss of employment land. Site is located within the Newhaven Enterprise Zone (Town Centre). No abnormal costs identified. | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 63NH | | |
| Site Name: | Plots 42-49, Block 8 Wilmington Road, | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 0.19 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 5 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site at edge of Newhaven. Access is via currently unmade tracks. Footways required to connect to services and works to carriageway required to be brought up to standard. Within walking distance of bus stops and local convenience but not within walking distance of town centre or other services. LCS indicates that the site lies within an area of negligible/ low capacity for change. Development in this location would erode further into the gap between Newhaven and Peacehaven and appear intrusive within the landscape. Potential significant costs associated with provision of suitable roads and footway. Availability unknown. | | |

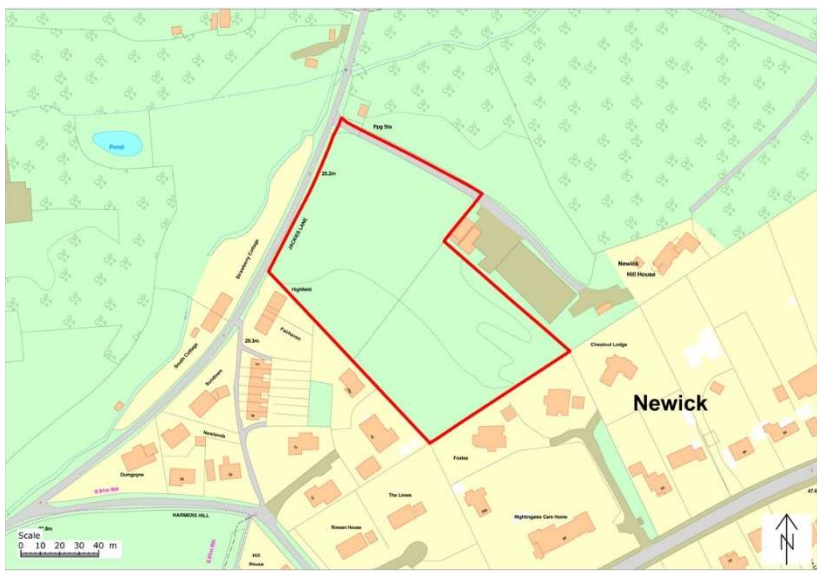
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|--|--|-------------------------------------|---|
| Site Ref: | 64NH | | |
| Site Name: | Unit 1 Newhaven Workshop, Transit Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 0.52 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 2/3 | | |
| Suitability: | Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 25 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Unknown | | |
| Justification: | Largely free of environmental/ historical designation on or adjacent to site. Relatively sustainably located. Potential to improve pedestrian links on Transit Road. New development, of high quality could improve local built environment, however, cumulative concerns over, flood risk, potential contamination and adjacent existing land uses need to be considered. Potential for residential development or part of mixed use scheme. Unknown availability at this time, and achievability given additional costs associated with land use contamination and flooding. | | |

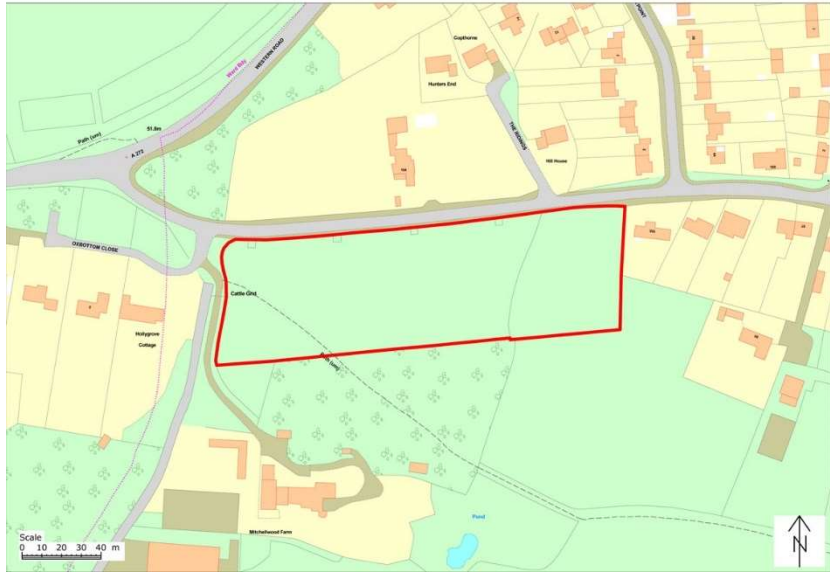
| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 70NH | | |
| Site Name: | Land to the west of Harbour Heights Newhaven | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 3.6 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 15 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | Habitat Bank, SANG | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>Open countryside to the west of the Harbour Heights allocation. Forms part of the application pending consideration for the allocated site (Ref: LW/19/0378). Main concerns are landscape this area is of very high visual and landscape sensitivity and is part of the remaining open cliff top between Peacehaven and Newhaven. Biodiversity impacts. Shoreline Management Plan shows area of shoreline to be 'No active Intervention' with the long term plan to manage the realignment of the coastline, needs consideration of climate change/cliff erosion. Archaeological potential yet to be determined. Major surface water</p> | | |

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| | flow path through and adjacent the site. Potentially could be included in the adjacent allocation. |
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|--|---|-------------------------------------|---|
| Site Ref: | 73NH | | |
| Site Name: | Land at rear of White Hart, High Street | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | Lapsed Planning Permission | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 0.03 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 8 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Unknown | | |
| Justification: | Sustainable site in town centre location. Would likely need to be car free to achieve footprint given small site. AQMA needs consideration. Unknown availability, lapsed consent could show viability issues. | | |

| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 74NH | | |
| Site Name: | 2 South Way | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | Current Planning Application | | |
| | Parish: | | |
| | Newhaven | | |
| | Size (hectares): | 0.04 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7Km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 13 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Deliverable | | |
| Justification: | Sustainable town centre location with good access to services. Current application indicates available and achievable. | | |


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|--|---|-------------------------------------|---|
| Site Ref: | 02NW | | |
| Site Name: | Land at newick Hill House, Jackies Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 1.3 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Within 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 8 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Cumulative issues with narrow vehicular access with no pavement and landscape sensitivity, Concerns over landscape impact and loss of trees, character of Jackies Lane is such that a sense of leaving the village and being within the countryside, especially as no development to the north and that the road narrows further. | | |

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|--|--|-------------------------------------|-------------------------------------|--|
| Site Ref: | 03NW | | | |
| Site Name: | Land off Allington road, Newick | | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | 2018 SHELAA Site | |
| | Parish: | | Newick | |
| | Size (hectares): | 1.3 | | |
| | Greenfield/Brownfield: | | Greenfield | |
| | Distance from Ashdown Forest: | | Western corner would be within 7km. | |
| | Setting of SDNP: | No | | |
| | Flood Zone: | 1 | | |
| | Suitability: | Not suitable | | |
| | Availability: | Unknown | | |
| | Achievability: | Achievable | | |
| Housing Capacity: | 30 | Employment Floorspace Yield: | 0 | |
| Renewables/Green Infrastructure | | | | |
| Conclusion: | Not Deliverable or Developable | | | |
| Justification: | <p>Site located on the western fringe of Newick. No on-site environmental designations. Site currently provides a gap between Newick and development along Lower Station Road. Planning permission refused (Ref: LW/14/0703) and dismissed at appeal for development of the site (03NW and 16NW) for 50 residential dwellings. Development of the site would link with the Chailey Parish border and the properties to the east effectively linking the villages and removing the green space between which offers a visual break along Allington Road. Main concerns are the impact on the landscape and the coalescence of</p> | | | |


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| | <p>Newick with North Chailey. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA. Approximately a quarter of the eastern part of site is within 7km zone. Unknown availability since recent decision.</p> |
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|--|--|-------------------------------------|---|
| Site Ref: | 07NW | | |
| Site Name: | Land south of Alexander Mead, Newick | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 0.2 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Within 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 7 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>The site is well related to the built form of the village. ESCC landscape architect indicates need for development to define village edge. Site adjacent Conservation Area, needs consideration of its setting and site is within an ANA (post-medieval settlement). Access potential from an existing estate road and facilities within the settlement are within walking distance. Only vehicular access appears to be from Alexander Mead, unknown achievability. Highway issues relating to the intensification of use of the junction of Newick Hill and A272. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA.</p> | | |


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| | Unknown availability at this time, and unknown acheivability due to potential access issues. |
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|--|---|-------------------------------------|---|
| Site Ref: | 09NW | | |
| Site Name: | Land South of Allington Road, Adjoins SW corner of Primary school playing field with Oxbottom Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 10.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | North-west corner would be within 7km. | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 75 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | This site does not lie immediately adjacent to village boundary and therefore would form an island development in the countryside if developed alone. The area to the south of Allington Road is of high visual sensitivity as it is an open slope facing the countryside to the south. These open fields form a buffer between the village edge and the countryside to the south. Development would extend into the countryside and would have a significant and harmful effect on the | | |

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| | character and appearance on the surrounding area and the village of Newick Therefore site considered unsuitable. |
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|--|--|-------------------------------------|---|
| Site Ref: | 13NW | | |
| Site Name: | Land at Rathenny, Allington Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 1.2 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Within 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 24 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Site is partially within and adjacent the existing planning boundary, to the south of the settlement with good access to village services. Recent refusal of planning permission (Ref: LW/19/0385) and dismissed appeal for development of the part of the site closest the road. Main concern is impact on the character of the village and the wider landscape. The area to the south of Allington Road is of high visual sensitivity as it is an open slope facing the countryside to the south. These open fields form a buffer between the village edge and the countryside to the south. Development would extend into the countryside and would have a significant and harmful effect on the</p> | | |

character and appearance on the surrounding area and the village of Newick. Works required to facilitate a shared access to the site would result in loss of trees and vegetation to Allington Road. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA. Whilst part of the site was subject to a recent application, availability of the entire site is unknown at this time.


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|--|--|-------------------------------------|---|
| Site Ref: | 15NW | | |
| Site Name: | Former Woodgate Dairies | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 3.3 | |
| | Greenfield/Brownfield: | | |
| | Brownfield and greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Within 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 2 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 0 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Site is an existing employment site to be considered as part updated employment land evidence to support the Local Plan. Southern part of the site is Ancient Woodland or covered by group TPO and a buffer to ancient woodland would reduce capacity. Main concerns are isolated location, there are no services within walking distance, no public transport and there is no pedestrian link to the site. This would result in an isolated car dependant development, which is not sustainable. Site is unsuitable for residential development. Intensification of the employment use could be suitable, however the site is fairly well developed, not considered capacity for extension within LAA threshold.</p> | | |

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|--|---|-------------------------------------|---|
| Site Ref: | 16NW | | |
| Site Name: | Land south of Allington Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 3 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Eastern corner would be within 7km. | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 50 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Site located on the western fringe of Newick. No on-site environmental designations exist. Site currently provides a gap between Newick and development along Lower Station Road. The loss of the woodland area would be harmful to the character of the landscape and area. Complex application history but recently appeal dismissed by the Secretary of State (Ref: LW/14/0703). In his decision the Inspector concluded that the development of the site for housing would lead to serious and substantial harm to the local landscape. The area to the south of Allington Road is of high visual sensitivity as it is an open</p> | | |


slope facing the countryside to the south. These open fields form a buffer between the village edge and the countryside to the south. Development would extend into the countryside and would have a significant and harmful effect on the character and appearance on the surrounding area and the village of Newick Unknown availability since recent decision.

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|--|--|-------------------------------------|---|
| Site Ref: | 17NW | | |
| Site Name: | Land at R&K Autos/ 15 Church Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 0.2 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Within 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 5 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Unknown | | |
| Justification: | Brownfield site within the planning boundary of Newick. Walking distance of facilities and services, including public transport. No on site environmental constraints. Contamination will require further investigation. Site lies between two conservation areas, with site frontage along important views as indicated in Conservation Area Appraisal. Site sits within existing built up area with only open views to north east. ESCC landscape architect notes the importance of retaining boundary trees, this would help limit views out/ into site. Development would need to consider setting of nearby Conservation Area and Listed Buildings, as well as the close proximity of | | |


surrounding residential properties. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA. Unknown availability at this time. Unknown achievability given costs associated with brownfield development and removal of existing buildings.

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|--|--|-------------------------------------|---|
| Site Ref: | 20NW | | |
| Site Name: | Land rear of 45 Allington Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 1.3 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Within 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 16 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Site is adjacent the existing planning boundary, to the south of the settlement with good access to village services. Recent refusal of planning permission and dismissed appeal for development of the site. Main concern is impact on the character of the village and the wider landscape. The area to the south of Allington Road is of high visual sensitivity as it is an open slope facing the countryside to the south. These open fields form a buffer between the village edge and the countryside to the south. Development would extend into the countryside and would have a significant and harmful effect on the character and appearance on the surrounding area and the village of</p> | | |

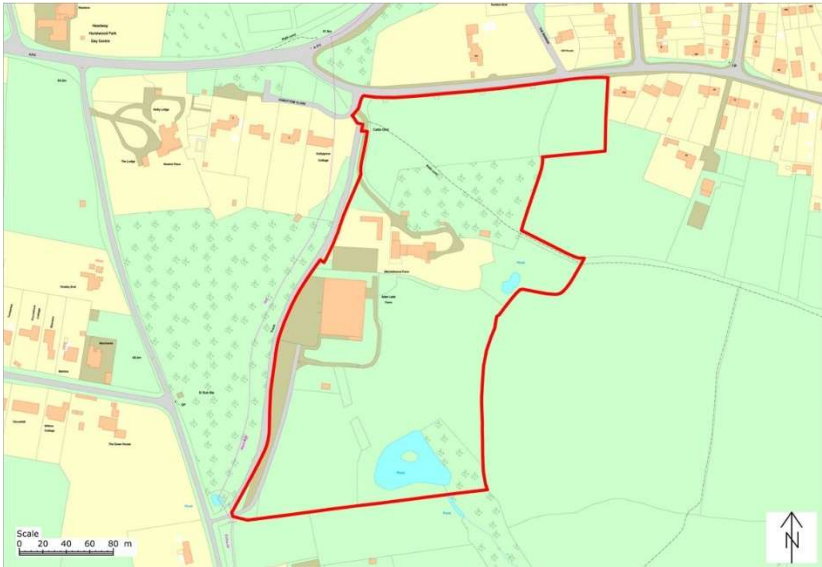
| | |
|--|---|
| | Newick. Recent application therefore considered available, no known viability issues. |
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|--|--|-------------------------------------|---|
| Site Ref: | 23NW | | |
| Site Name: | Land north of Goldbridge Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 0.8 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Within 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 16 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Greenfield site adjacent to Newick Planning boundary. Archaeological potential needs to be determined. Unknown achievability of vehicle access with suitable sightlines. Pedestrian crossing would be required to access footpath on opposite side of carriage way. Within walking distance of local shop, primary school and public transport (bus stop). Adjacent to The Green Conservation Area. The Conservation Area Appraisal refers to the landscape setting as integral to the character of the conservation area with views out across open fields (specifically north east from Goldridge Road). There are also a number of Listed Buildings within the Conservation Area. LDC Landscape Capacity</p> | | |


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| | <p>Study 2012 concludes that there is a negligible capacity for growth. Therefore not suitable.</p> |
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|--|---|-------------------------------------|---|
| Site Ref: | 24NW | | |
| Site Name: | Land at 104 Allington Road, Newick | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 0.47 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Eastern half of the site would be within 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 5 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>The site is at the edge of the settlement, and provides a transition between the settlement and the rural surroundings. Planning permission was refused in 2019 for development of the site for 5 dwellings, an appeal was also dismissed (Ref: LW/19/0129). Access is achievable. Walking distance of local shop at Newick Drive, and Primary School, outside walking distance of services at The Green. Public transport (bus stop) within walking distance of the site with limited services to larger settlements. Main concerns are impact on the character and appearance of the area. Assessed as potentially</p> | | |

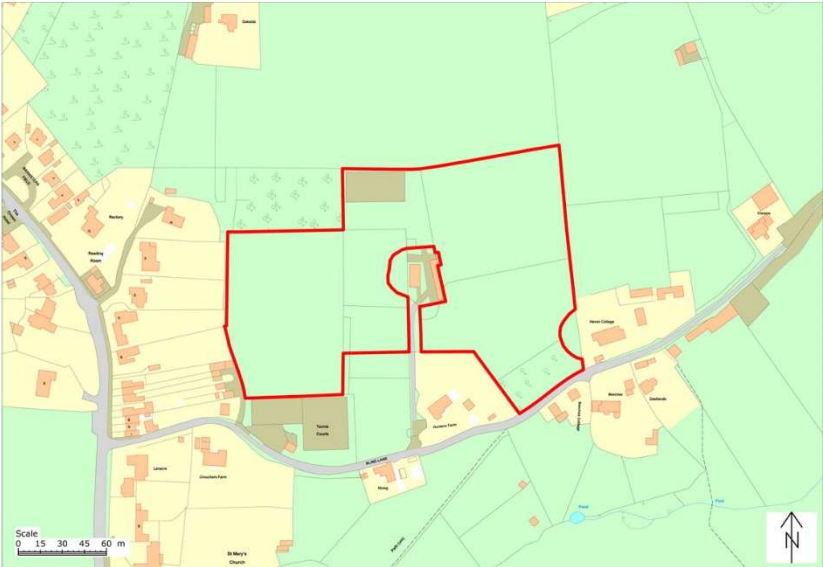
suitable as opportunity to address previous reasons for refusal and assess if impacts on the character of the area can be mitigated through design, density and layout of scheme. TPO group and individual trees across the site reduces capacity, trees should be retained. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA.

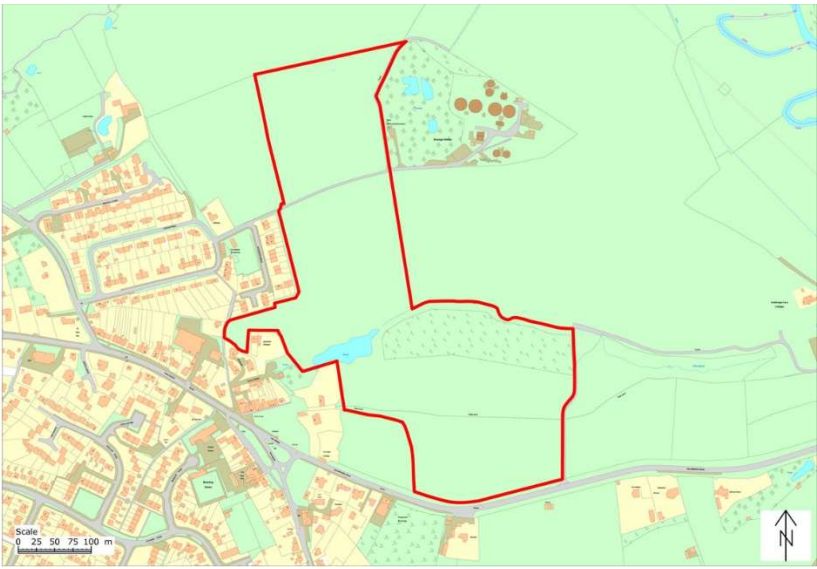
| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 26NW | | |
| Site Name: | Land at Mitchelswood Farm | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 6.61 | |
| | Greenfield/Brownfield: | | |
| | Part Brownfield / Part Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Eastern corner would be within 7km. | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 70 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Site located on the western fringe of Newick. No on-site environmental designations exist. Site currently provides a gap between Newick and development along Lower Station Road. The loss of the woodland area would be harmful to the character of the landscape and area. Complex application history for the northern section of the site but recently appeal dismissed by the Secretary of State (Ref: LW/14/0703). In his decision the Inspector concluded that the development of the site for housing would lead to serious and substantial harm to the local landscape. The area to the south of</p> | | |

Allington Road is of high visual sensitivity as it is an open slope facing the countryside to the south. These open fields form a buffer between the village edge and the countryside to the south. Development would extend into the countryside and would have a significant and harmful effect on the character and appearance on the surrounding area and the village of Newick.


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|--|--|-------------------------------------|---|
| Site Ref: | 27NW | | |
| Site Name: | Woods Fruit Farm, Goldbridge Road, Newick | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 1.6 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Within 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 30 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Site adjacent with Newick Neighbourhood Plan allocated site, extending the site eastwards. Site becomes increasingly sensitive the further east. Potential mitigation may be to set development back from main road, retaining boundary hedging and trees. However appeal on planning application refusal has been dismissed (Ref: LW/20/0298) on grounds of impact on the Countryside. Relatively accessible to local services, although footpath connections to Church Road should be considered. Small south west corner of site is located within an archaeological notification area (medieval village core). Small section of the south west boundary is located adjacent to Newick Church Road</p> | | |

| | |
|--|---|
| | <p>Conservation Area. Eastern part of site is increasingly sensitive within landscape. LCS indicates a medium/ high capacity for change within the landscape character area. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA. Planning permission recently refused and appeal dismissed.</p> |
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|--|--|-------------------------------------|---|
| Site Ref: | 28NW | | |
| Site Name: | Hunters Farm, Blind Lane Newick | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 3 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Within 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available in the future | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 35 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially developable | | |
| Justification: | <p>Site is within walking distance of Newick Services, including primary school and access to public transport (bus). The LCS states the Land North of Blind Lane to be 'ordinary' in landscape quality with low visual sensitivity and states screening to the east would limit visual impact on surrounding landscape. Blind Lane unlikely to be acceptable for vehicular access for this scale of development, would need to consider access from the allocation to the north. Submitted to CfS as available in the future, unknown achievability given unknown access.</p> | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 29NW | | |
| Site Name: | Goldbridge Farm | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 10 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Within 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 225 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site adjacent to Newick Planning boundary. Archaeological potential needs to be determined. Unknown achievability of vehicle access with suitable sightlines if considering access from Goldbridge Road. Within walking distance of local shop and public transport (bus stop). Site is in a visually sensitive location due to open views to the north. Adjacent to The Green Conservation Area. The Conservation Area Appraisal refers to the landscape setting as integral to the character of the conservation area with views out across open fields(specifically north east from Goldridge Road). Development would extend into the countryside detracting from the character of the | | |

village. There are also a number of Listed Buildings within the Conservation Area. LDC landscape capacity Study concludes that there is a negligible capacity for growth. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA. Ancient Woodland to the east, woodland on site should be retained, ecological investigation required. Not considered suitable by reduction in size.


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|--|--|-------------------------------------|---|
| Site Ref: | 30NW | | |
| Site Name: | Land to the rear of 85-89 Allington Road, Newick | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 1.2 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Within 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Greenfield site adjacent to the Newick Planning Boundary (partly within including access). The area to the south of Allington Road is of high landscape and visual sensitivity as it is an open slope facing the countryside to the south. These open fields form a buffer between the village edge and the countryside to the south. Development would extend into the countryside to the rear and would have a significant and harmful effect on the character and appearance on the surrounding area and the village of Newick. Existing access track but this is narrow and does not appear sufficient room between the existing properties to provide an access for multiple properties.</p> | | |

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|--|---|
| | <p>Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA. Within walking distance of primary school, post office and bus stops. No on site environmental or historical designations.</p> |
|--|---|


| | | | |
|--|--|-------------------------------------|------|
| Site Ref: | 31NW | | |
| Site Name: | Land to West of Newick Park | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 20 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 30 | Employment Floorspace Yield: | 2000 |
| Renewables/Green Infrastructure | Solar or Hydro Energy Generation | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Site is unrelated to an existing settlement, without footpaths to services nor any public transport in walking distance, therefore unsustainable isolated site for residential development. Open landscape with long views make mitigation of impacts on the landscape unlikely to be achievable for residential or employment developments. Concerns over impact on adjacent listed buildings and parkland. Unknown access feasibility for scale of development proposed. May be suitable for provision of renewable energy generation if landscape impacts, and impacts on setting of LB's can be mitigated (specifically in relation to solar generation).</p> | | |

| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 32NW | | |
| Site Name: | 55 Allington Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 0.49 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Within 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 9 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Site is partially within and adjacent the existing planning boundary, to the south of the settlement with good access to village services. Recent refusal of planning permission (Ref: LW/19/0385) and dismissed appeal for development of the site. Main concern is impact on the character of the village and the wider landscape. The area to the south of Allington Road is of high visual sensitivity as it is an open slope facing the countryside to the south. These open fields form a buffer between the village edge and the countryside to the south. Development would extend into the countryside and would have a significant and harmful effect on the character and appearance on the</p> | | |


| | |
|--|--|
| | surrounding area and the village of Newick. Works required to facilitate a shared access to the site would result in loss of trees and vegetation to Allington Road. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA. |
|--|--|


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|--|--|-------------------------------------|---|
| Site Ref: | 33NW | | |
| Site Name: | Land at Cricketfield, Newick | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 2.3 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Within 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 30 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>Greenfield site to the North-West of Newick. No environmental designations on site, Records of protected birds, reptiles and bats on site. Archaeological potential yet to be determined. Property to south-west corner, Cuttings, Cricketfield is a Grade II listed dwelling and development could impact the setting of that building. The LCS identifies land to the north of Alexander Mead as good/high landscape with high sensitivity to change. An extension to the built up boundary in this location could provide an opportunity to create a new defensible village edge. Development should not extend further east than Alexander Mead. The density required to accommodate 50 dwellings</p> | | |


may result in a development which is not in character with the neighbouring residential areas, therefore capacity may need to be reduced. Within walking distance of bus stops, slightly outside walking distance for primary school. Residential development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA.

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|--|---|-------------------------------------|---|
| Site Ref: | 34NW | | |
| Site Name: | Land rear of 89-95 Allington Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 2.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Approximately 2/3 within the 7Km zone | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 60 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Greenfield site adjacent to the Newick Planning Boundary (partly within including access). The area to the south of Allington Road is of high visual sensitivity as it is an open slope facing the countryside to the south. These open fields form a buffer between the village edge and the countryside to the south. Development would extend into the countryside to the rear and would have a significant and harmful effect on the character and appearance on the surrounding area and the village of Newick. Existing access track unknown achievability of a suitable access for a development of such scale. Residential</p> | | |

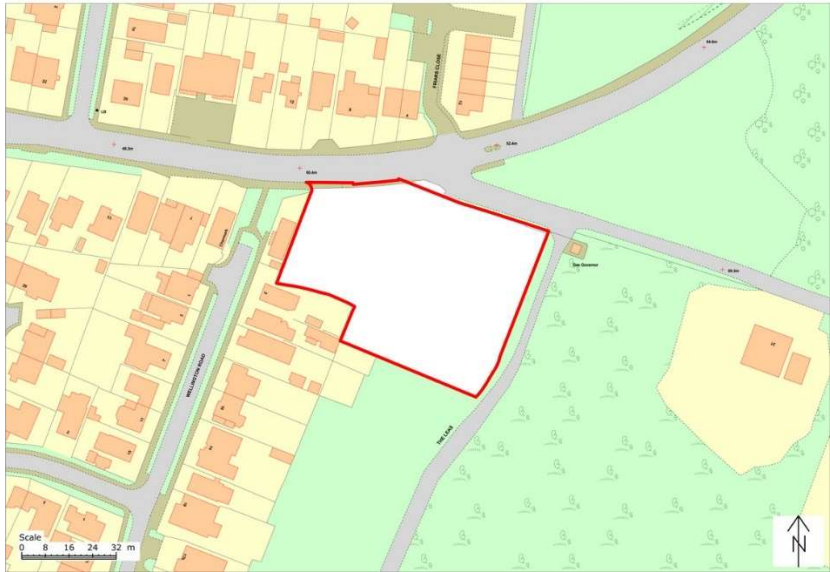
development within 7km of the Ashdown Forest would be required to provide mitigation of recreational pressure on the SPA. Within walking distance of primary school, post office and bus stops. No on site environmental or historical designations. Submitted to CfS as available.

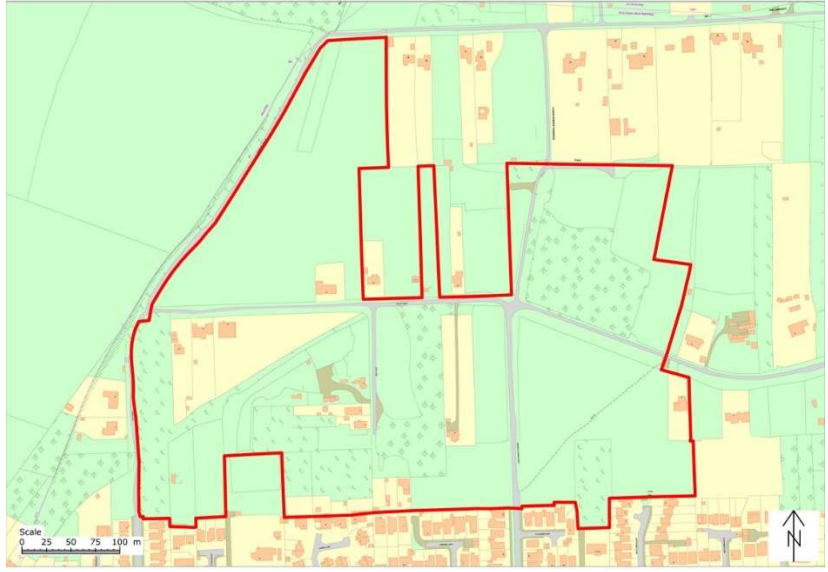
| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 06PT | | |
| Site Name: | Valley Road, Peacehaven | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 13.83 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 113 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Greenfield site north of Peacehaven. A number of group TPO's across the site. Major surface water flow across the site may reduce capacity. Considered unsuitable on landscape impact. Development north of Valley Road would have significant impacts on the landscape which LCS states has low/negligible capacity for change. Significant works to roads would be required to facilitate development and provide pedestrian/cycle access. Unknown availability of these plots. Main concerns are over impact on landscape from encroachment of development to north of Valley Road. Unknown acheivability due to potential infrastructure costs.</p> | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 10PT | | |
| Site Name: | 37 Valley Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 0.41 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 6 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site to the north of Peacehaven. Within walking distance of public transport (bus stop) and primary school. Development of this site in isolation would represent an illogical incursion into the countryside, and negative impacts upon landscape (including removal of trees). Site is landlocked, achievability unknown due to potential costs of infrastructure provision and therefore viability for small number of units. | | |

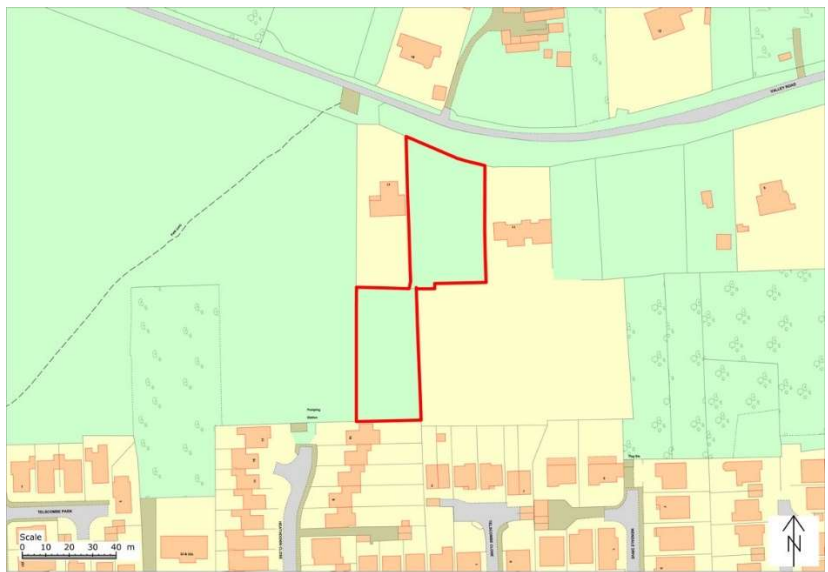
| | | | |
|---|--|-------------------------------------|---|
| Site Ref: | 11PT | | |
| Site Name: | Fairlight Avenue, The Esplanade, Peacehaven car park and toilets | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | Previous SHELAA | | |
| | Parish: | | |
| | Telscombe | | |
| | Size (hectares): | 0.18 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Not available | | |
| Achievability: | Not Achievable | | |
| Housing Capacity: | 9 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Brownfield site within the existing planning boundary. The 2015 Peacehaven and Telscombe Car park Survey showed the car parks primary role for recreational visits to the coast, and secondary as a neighbourhood car park for surrounding residential properties, and showed the car park to be over sized for the parking function it fulfils and suggested that the car park could be reduced and rationalised in order to open up opportunities for other uses. Site is not considered suitable due to localised ground conditions. There are also long term implications for shoreline management which should be considered. | | |


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| | Site is not available and localised ground conditions would affect the achievability. |
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|--|--|-------------------------------------|---|
| Site Ref: | 19PT | | |
| Site Name: | Motel, 1 South Coast Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 0.42 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 26 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Unknown | | |
| Justification: | Brownfield site on edge of Peacehaven, within existing planning boundary. Whilst a number of services are available in Peacehaven the site is outside walking distance given its edge of town location, however there is public transport adjacent the site (bus stops). Previous planning permission for 25 dwellings (LW/12/0240) now lapsed. Application for 26 dwellings in 2015 not proceeded with following resolution to grant (LW/15/0462). No recent movement on planning application and previous lapse of consent suggested viability issues, therefore unknown achievability at this time. | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 20PT | | |
| Site Name: | Land in The Valley, North Peacehaven | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 11.26 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 158 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Greenfield site north of Peacehaven. A number of group TPO's across the site. Major surface water flow across the site may reduce capacity. Considered unsuitable on landscape impact. Development north of Valley Road would have significant impacts on the landscape which LCS states has low/negligible capacity for change. Significant works to roads would be required to facilitate development and provide pedestrian/cycle access. Unknown availability of these plots. Main concerns are over impact on landscape from encroachment of development to north of Valley Road. Unknown acheivability due to potential infrastructure costs.</p> | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 21PT | | |
| Site Name: | Land Adjacent 4 Telscombe Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 0.41 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 8 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site to the north-east of Peacehaven. Within walking distance of public transport (bus stop), but outside walking distance of any services/facilities. Achievability unknown due to potential costs of infrastructure provision and therefore viability for small number of units. | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 25PT | | |
| Site Name: | Land in two contiguous parcels South of Valley Road, | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 0.36 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| Setting of SDNP: | Yes | | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site to the north of Peacehaven. Within walking distance of public transport (bus stop), and primary school. Achievability unknown due to potential costs of infrastructure provision and therefore viability for small number of units. Also forms part of 6PT, 41PT and 20PT (southern section). | | |


| | | | | |
|--|---|-------------------------------------|---|--|
| Site Ref: | 28PT | | | |
| Site Name: | Site corner of Valley Road and East Side Phyllis Avenue | | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | | |
| | 2018 SHELAA Site | | | |
| | Parish: | | | |
| | Peacehaven | | | |
| | Size (hectares): | 0.39 | | |
| | Greenfield/Brownfield: | | | |
| | Greenfield | | | |
| | Distance from Ashdown Forest: | | | |
| | Greater than 7Km | | | |
| | Setting of SDNP: | Yes | | |
| Flood Zone: | 1 | | | |
| Suitability: | Not suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Unknown | | | |
| Housing Capacity: | 12 | Employment Floorspace Yield: | 0 | |
| Renewables/Green Infrastructure | | | | |
| Conclusion: | Not Deliverable or Developable | | | |
| Justification: | Greenfield site to the north of Peacehaven. Within walking distance of public transport (bus stop), local convenience store and primary school. Achievability unknown due to potential costs of infrastructure provision and therefore viability for small number of units. TPO's on eastern boundary should be retained. | | | |

| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 30PT | | |
| Site Name: | Land at Friars Bay estate and Peacehaven Heights Estate | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 2.27 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 68 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Site is made of a large number of individual plots, unknown how achievable this would be, some are landlocked with no apparent access. Site is located in a prominent undeveloped gap between Peacehaven and Newhaven, development would have a significant impact on the landscape in this location. Site is also accessed by unmade roads which are not suitable for pedestrian or vehicular access. Outside of walking distance to many services/facilities available in Peacehaven but site is walking distance from bus stops on South Coast Road.</p> | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 33PT | | |
| Site Name: | Land lying to the South of Blakeney Avenue, Peacehaven | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 1.05 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 31 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Site is located in a prominent undeveloped gap between Peacehaven and Newhaven, and is entirely within a LWS. Considered development would have a significant impact on the landscape in this location and ecology and biodiversity. Site is also accessed by unmade roads which are not suitable for pedestrian or increased vehicular access. Outside of walking distance to any services/facilities available in Peacehaven but site is walking distance from bus stops on South Coast Road. Costs associated with upgrades to roads to serve development could be significant and could impact upon development viability at this scale.</p> | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 35PT | | |
| Site Name: | Land North of Valley Road East of Roderick Avenue | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 1.13 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| Setting of SDNP: | Yes | | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 17 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site to the north of Valley Road. Walking distance of public transport and primary school. Costs associated with upgrades to roads to serve development would be significant 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. | | |

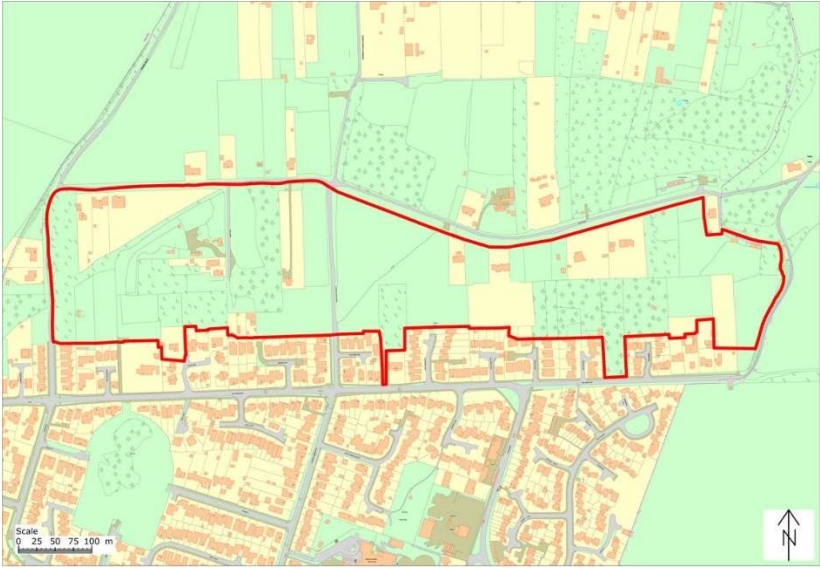
| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 36PT | | |
| Site Name: | Land to the North Valley Road/ East of Downs Walk, Peacehaven | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 2.69 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7Km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 80 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Greenfield site to the north of Valley Road, within walking distance of public transport (bus stop), and local convenience store. Costs associated with upgrades to roads to serve development could be significant 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. Unknown availability at this time. Achievability unknown due to potential costs of infrastructure provision and therefore viability for small number of units.</p> | | |

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|--|--|-------------------------------------|---|
| Site Ref: | 37PT | | |
| Site Name: | Land South coast Road Peacehaven between Lincoln Avenue and Cairo Avenue | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 0.12 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Unknown | | |
| Availability: | Unknown | | |
| Achievability: | Not Achievable | | |
| Housing Capacity: | 6 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site, within planning boundary. The site is located in a residential area and is considered suitable for residential development. With adjacent public transport, and walking distance to services. No environmental or historic designations on or adjacent to site. Concern over availability of suitable vehicular access as ESCC highways raised concerns over the width of the potential access off Lincoln Avenue to site. Minimum 4.5m required, currently 3.6m. No scope to widen due to Lincoln Court and limited scope for suitable alternative, therefore unknown suitability. Unknown availability, and significant | | |


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| | concerns over achievability of vehicular access due to existing surrounding properties. |
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| Site Ref: | 39PT | | | |
| Site Name: | Land adjacent to 22 & 30 Cliff Park Close | | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | 2018 SHELAA Site | |
| | Parish: | | Peacehaven | |
| | Size (hectares): | 0.43 | | |
| | Greenfield/Brownfield: | | Greenfield | |
| | Distance from Ashdown Forest: | | Greater than 7km | |
| | Setting of SDNP: | Yes | | |
| | Flood Zone: | 1 | | |
| | Suitability: | Suitable | | |
| | Availability: | Unknown | | |
| | Achievability: | Unknown | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 | |
| Renewables/Green Infrastructure | | | | |
| Conclusion: | Not Deliverable or Developable | | | |
| Justification: | Greenfield site located within existing planning boundary, however site is outside walking distance of services of Peacehaven, and public transport outside of walking distance. Topography of site would require significant ground works. Adjacent SDNP, buffer required to countryside. Access likely achievable from Chichester close. identified surface water drainage issues. Topography and drainage issues are risks to acheivability of the site. | | | |


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|--|---|-------------------------------------|---|
| Site Ref: | 40PT | | |
| Site Name: | Land at Old Estate Laneway, Phyllis Avenue, Near Telscombe Road, Peacehaven | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 0.2 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 6 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | 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. | | |


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|---|--|-------------------------------------|---|
| Site Ref: | 41PT | | |
| Site Name: | Land on the South Side of Valley Road, Peacehaven, Along with land lying off of Phyllis Avenue and land lying off of Sutton Avenue, along with land on the east side of Roderick Avenue, and land lying to the rear of Telscombe Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 17.53 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 500 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site north of Peacehaven. A number of group TPO's across the site. Major surface water flow across the site may reduce capacity. Significant works to roads would be required to facilitate development and provide pedestrian/cycle access. The area to the south and north of Valley Road forms a landscape buffer between the built up area and the SDNP. For this reason there is limited scope to the north of Valley Road, there are also landscape concerns in the eastern part of the | | |


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| | <p>site. There may be some scope for limited landscape led development to the south of Valley Rd in a more concentrated less sensitive area. Unknown availability of these plots. Main concerns are over impact on landscape from encroachment of development along the eastern part of Valley Road. Unknown acheivability due to potential infrastructure costs.</p> |
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|--|--|-------------------------------------|---|
| Site Ref: | 43PT | | |
| Site Name: | North of Valley Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 8 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 200 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Greenfield site, north of Peacehaven, made up of a number of individual plots north of Valley Road. A number of group TPO's across the site, these should be retained. Part of the site is within a LWS. Valley Road is unadopted and not constructed to adoptable standard, no footways are present and would require significant upgrade. Adverse impacts of development on the landscape is a significant concern. ESCC landscape architect also identifies it as a transition area between urban fringe and SDNP. PT19 identifies some landscape sensitivities within the area. Landscape Capacity Study concludes that there is low/ negligible capacity for change.</p> | | |


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| | <p>Development north of Valley Road is considered to have significant impacts on the surrounding landscape. Unknown availability of the site as a whole, and unknown acheivability due to potential infrastructure costs.</p> |
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|--|--|-------------------------------------|---|
| Site Ref: | 45PT | | |
| Site Name: | Piddinghoe Avenue Car Park | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | Previous SHELAA | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 0.14 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 6 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Brownfield site within walking distance of most key services within Peacehaven. In use currently a car park serving the local shops and services. The 2015 Peacehaven Car Park survey showed the car park was over sized for the parking function it fulfils and that it could be rationalised or reduced. Registered as an Asset of Community Value. Not identified as available. If site was to be rationalised, there may be potential surplus land but likely it would be at a reduced capacity (below 5 units). | | |

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|--|--|-------------------------------------|---|
| Site Ref: | 46PT | | |
| Site Name: | Steining Avenue Car Park | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | Previous SHELAA | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 0.15 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 6 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Suitable Brownfield site within an urban location with good access to local services and facilities. No abnormal costs identified. However, not identified as available. Peacehaven Parking Study concluded that car park is well used and plays an important role in supporting the local economy and should therefore be retained. | | |


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|--|---|-------------------------------------|---|
| Site Ref: | 47PT | | |
| Site Name: | Land at Cornwall Avenue, Peacehaven | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 0.4 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 14 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Deliverable | | |
| Justification: | Greenfield site within the planning boundary. Currently allocated for extension to allotment site located to the south (Saved Local Plan 2003 Policy PT18). Loss or amendment of existing allocation will be considered through the Neighbourhood Plan. 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. No identified on site constraints. | | |


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|--|--|-------------------------------------|---|
| Site Ref: | 55PT | | |
| Site Name: | Plots 319, 320, 321, 322 (part) north of Valley Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site and 2020 CfS | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 1.43 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site to the north of Valley Road, not within walking distance of public transport or any local convenience or services. Costs associated with upgrades to roads to serve development could be significant 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. | | |

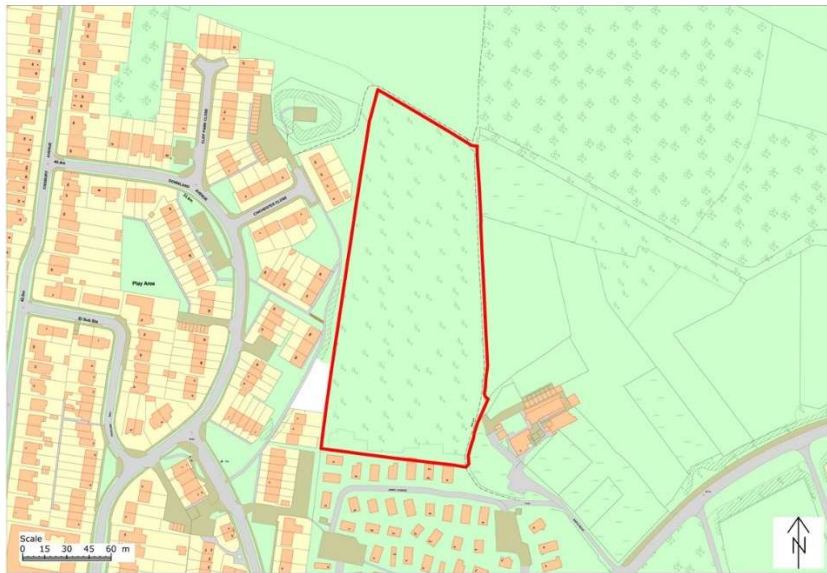
| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 56PT | | |
| Site Name: | Land north of 4-12 Greenhill Way, Peacehaven | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 0.32 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7Km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 5 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site to the north of Peacehaven. Unknown access to the site, part of Greenhill Way adjacent is a private road. Within walking distance of public transport (bus stop) if pedestrian access can be provided via Greenhill Way. Development of this site in isolation would represent an illogical incursion into the countryside and therefore it would need to come forward as part of a wider development in this area. Unknown availability at this time, and unknown achievability due to potential infrastructure costs. | | |

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|--|--|-------------------------------------|---|
| Site Ref: | 59PT | | |
| Site Name: | Plot 10, 28 Valley Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 0.8 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 8 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Greenfield Site north of Valley Road, North of Peacehaven. Site submitted to be considered as part of larger Valley Road scheme (20PT). Individually assessed it is a Greenfield site, currently scrubland and fields, within walking distance of public transport (bus stop). Adjacent to a large TPO group designation to the west. Considered to be car dependent location due to difficult gradients and poor quality access roads, and distance to existing services/facilities. Costs associated with upgrades to roads to serve development could be significant and could impact upon development viability at this scale. LDC landscape Capacity Study concludes that there is</p> | | |


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| | negligible/ low capacity for change north of Valley Road. Impacts on landscape considered unacceptable. Achievability unknown due to potential costs of infrastructure provision. |
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|--|--|-------------------------------------|------------------|------------------|
| Site Ref: | 65PT | | | |
| Site Name: | Land between Telscombe Grange and Smugglers Rest PH, South Coast Road | | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | 2018 SHELAA Site | |
| | Parish: | | | Telscombe |
| | Size (hectares): | | | 0.48 |
| | Greenfield/Brownfield: | | | Greenfield |
| | Distance from Ashdown Forest: | | | Greater than 7km |
| | Setting of SDNP: | | | No |
| | Flood Zone: | | | 1 |
| | Suitability: | Not suitable | | |
| | Availability: | Unknown | | |
| | Achievability: | Unknown | | |
| Housing Capacity: | 12 | Employment Floorspace Yield: | 0 | |
| Renewables/Green Infrastructure | | | | |
| Conclusion: | Not Deliverable or Developable | | | |
| Justification: | Greenfield site adjacent to planning boundary. Within close proximity of SSSI to the south. Cliff top location. Within walking distance of bus stop with frequent services to Brighton and Newhaven. Some services within walking distance. Unknown if access would be acceptable from South Coast Road. Unsuitable in landscape impact terms. Unknown availability, and unknown achievability given the cliff top location. | | | |


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|--|--|-------------------------------------|---|
| Site Ref: | 66PT | | |
| Site Name: | The Copse, Telscombe Cliffs Way | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Telscombe | | |
| | Size (hectares): | 0.2 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | 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. Unknown availability. | | |

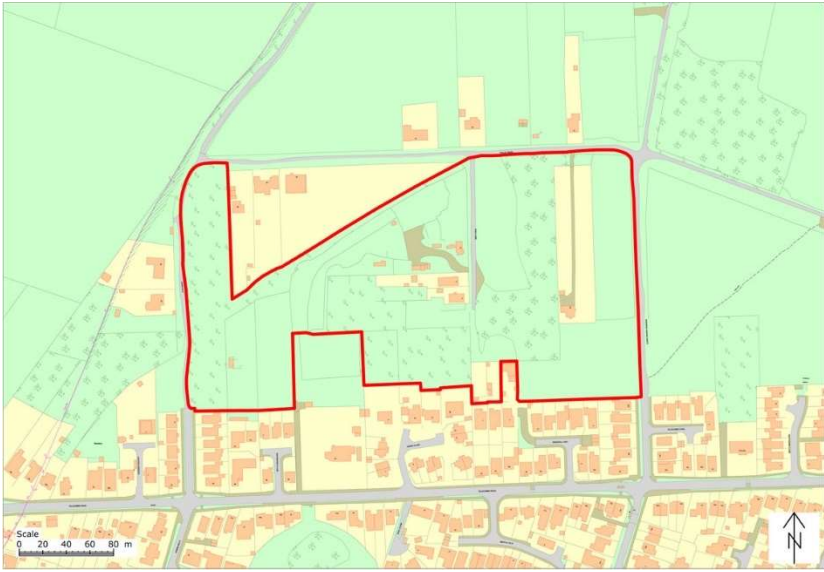
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|--|---|-------------------------------------|---|
| Site Ref: | 67PT | | |
| Site Name: | Land adjacent to Tudor Rose Mobile Park Home, South Coast Road, BN10 8UR | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 2.1 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 63 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site on urban edge, adjacent to the planning boundary. Currently scrubland. Site is within walking distance of local shop (Ashington Gardens). Bus stop approx. 240m from site with regular services to Newhaven and Brighton. Shared access with Caravan Park on to A259 could be achievable, preference is for a shared access road with Maple Road. LCS indicates site is in a landscape character area of low/ medium capacity for change. Site is within sensitive location, north facing slopes look into the SDNP, albeit longer views from site are limited to the NW. Development would further erode the | | |

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| | gap between Peacehaven and Newhaven. Planning application (LW/15/ 0631) for up to 63 units refused. Unknown availability at this time. |
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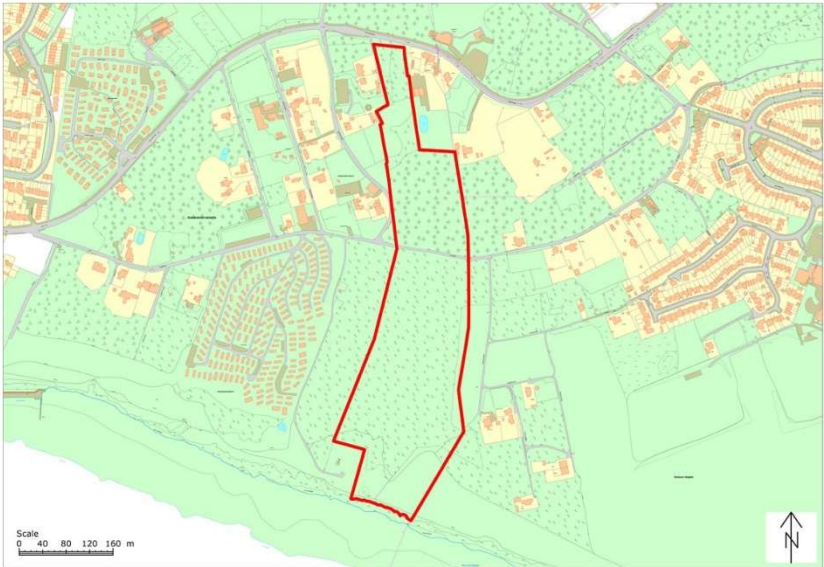
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|--|---|-------------------------------------|---|
| Site Ref: | 68PT | | |
| Site Name: | 19 The Lookout, Peacehaven | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 2.23 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 30 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Greenfield site. Site is detached from main settlement of Peacehaven. Area largely scrubland with isolated development plots. Eastern parcel of site within LWS, therefore concerns over ecological impact. No other environmental or historical designations on site. No Local services, facilities nor public transport available within walking distance of site. ESCC highways state that The Lookout is unadopted and not constructed to adoptable standards. No footways and car dependant. Net increases in dwellings should warrant improvements to general access. Development north of Valley Road would have significant impacts on the landscape which LCS states has low/negligible</p> | | |

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| | capacity for change. Concerns over achievability of site due to potential costs associated with provision of necessary infrastructure. |
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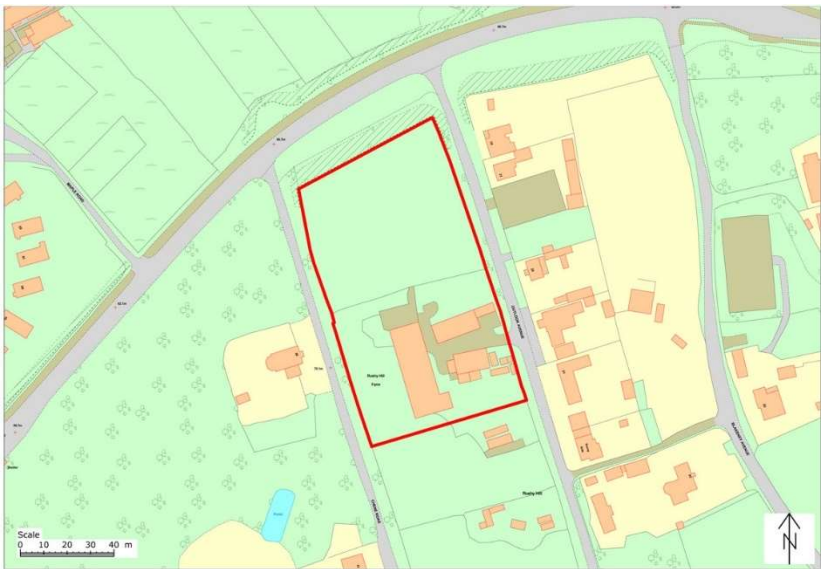
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|--|---|-------------------------------------|------|
| Site Ref: | 69PT | | |
| Site Name: | Land at Hoyle Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 0.6 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 15 | Employment Floorspace Yield: | 3000 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Site is within an industrial area, and loss of the site to residential could compromise the industrial area, and a low level of amenity for future residents. Mixed use is probably unsuitable for the same reasons. Archaeological potential high. The site would be suitable for employment uses and is available in the future between 5-10 years. | | |

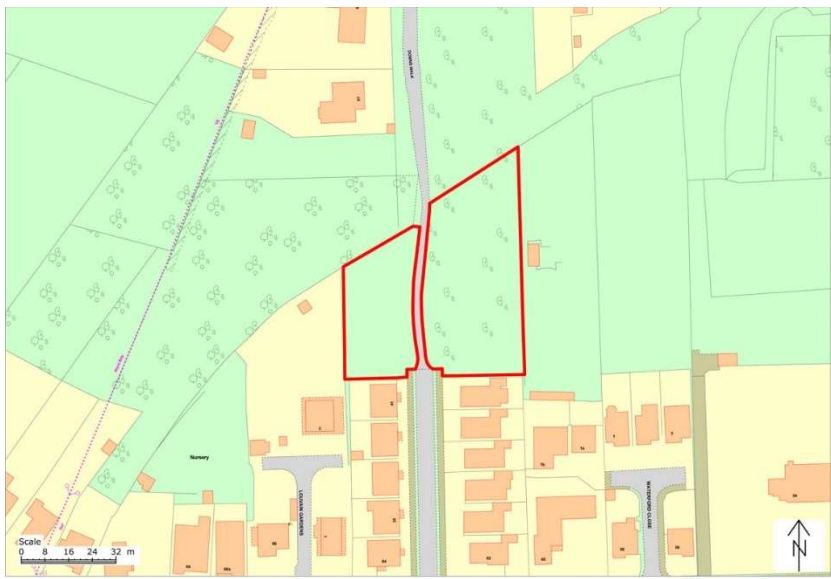
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|--|--|-------------------------------------|---|
| Site Ref: | 70PT | | |
| Site Name: | Land south of Valley Road and east of Roderick Avenue | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 4 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 100 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | Greenfield site to the north of peacehaven. Within an undulating Valley that is considered to have some development potential in landscape capacity terms. The area forms a landscape buffer between the built up area and the SDNP. Considerable access works required to upgrade roads and provide footpaths and infrastructure. Ecological Appraisal may be required. Walking distance of some facilities, and public transport (bus stop) outside of walking distance of main town centre. Considered available in next 5 years, however multiple ownerships. Major surface water flow through site may impact | | |

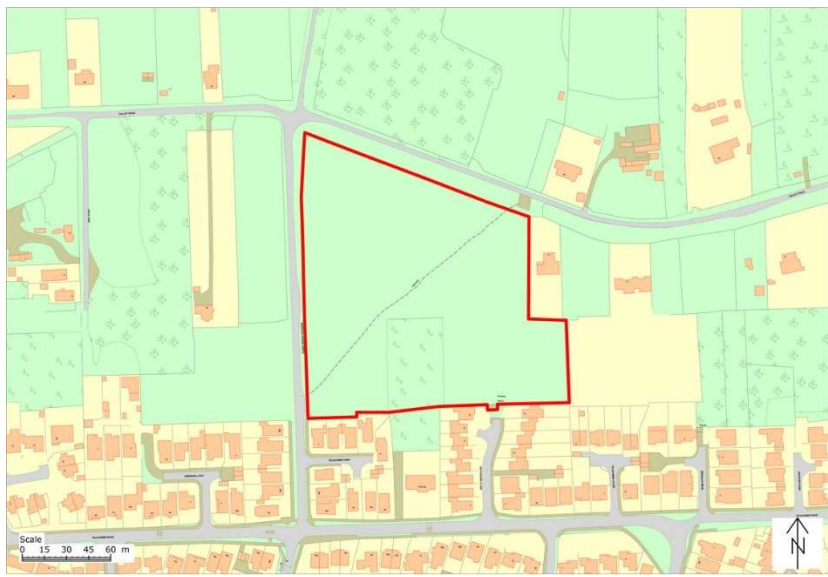
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| | capacity/viability. Unknown achievability given constraints and works required. |
|--|---|


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 71PT | | |
| Site Name: | Land Adjacent to Cresta Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 3.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 7 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Greenfield site between the cliff edge and the A259. Southern part of the site is mostly within an LWS. Archaeological potential high and includes a legally protected archaeological heritage asset. The area extending towards the cliff edge is of high visual and landscape sensitivity. Further development on the clifftop would be very damaging to the local landscape character, sense of place and views. Site is outside of walking distance of any amenities of Peacehaven, and whilst within walking distance of public transport (bus) with no footpath access on south side of A259 and no safe crossing point to access eastern bus services it is likely the site would be car dependant</p> | | |


| | |
|--|--|
| | <p>and therefore unsustainable. Concerns over condition of Cresta Road, and size of junction with A259. Access from The Highway may be possible but this is also unmade and would require upgrade.</p> |
|--|--|


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 74PT | | |
| Site Name: | Rushey Hill Farm | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 0.85 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 21 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Site is located in prominent (largely) undeveloped gap between Newhaven and Peacehaven and is visible elevated from the A259. Not within walking distance of any facilities or services within Peacehaven, and no pedestrian links make the site unsustainable. Bus stop within walking distance but unmade road unsuitable for pedestrians/cyclists. Road improvements would be required for increase in use, unknown if this is achievable or viable for a development of this scale. | | |

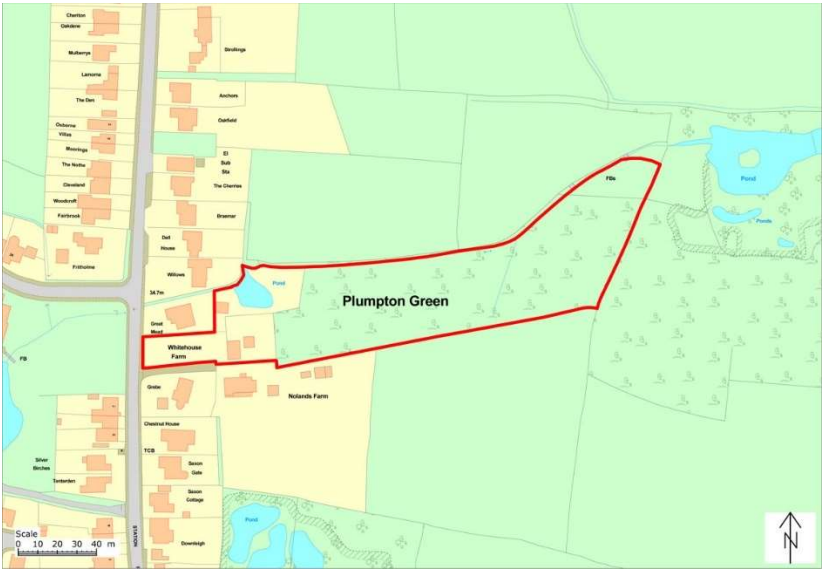
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|--|---|-------------------------------------|---|
| Site Ref: | 75PT | | |
| Site Name: | Land East and West of Downs Walk Peacehaven | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 0.29 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 9 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | Greenfield site to the north of Peacehaven. Within walking distance of public transport (bus stop), local convenience store and primary school. Current application consideration LW/21/0014. | | |

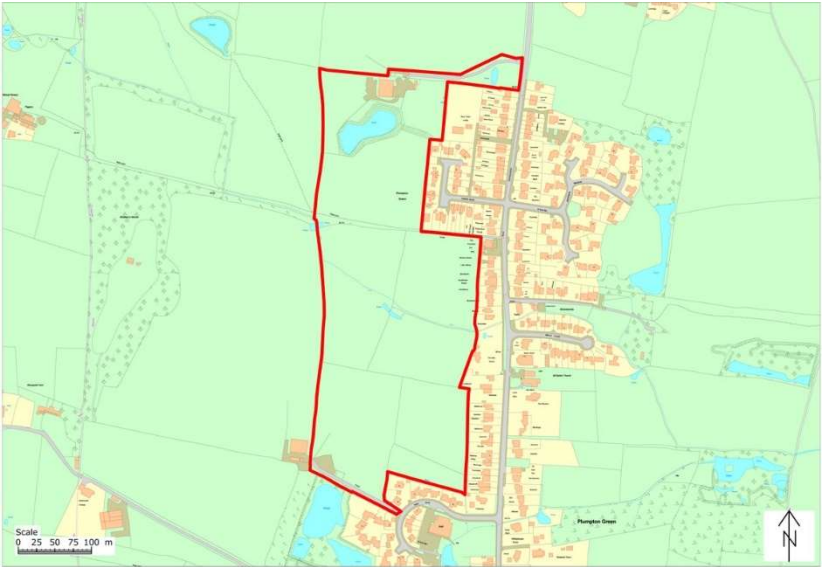
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|--|--|-------------------------------------|---|
| Site Ref: | 76PT | | |
| Site Name: | Roderick Avenue, Peacehaven | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 2.57 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 40 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>Greenfield site to the north of Peacehaven. Within walking distance of public transport (bus stop) and primary school. Outside walking distance of other services/facilities. There may be some scope for limited landscape led development to the south of Valley Rd. Woodland covered by a group TPO is a potential site constraint. Unknown achievability given considerable costs may be associated with improved infrastructure.</p> | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 77PT | | |
| Site Name: | Lower Hoddern Farm | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 0.8 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7Km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 12 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Developable | | |
| Justification: | Greenfield site, walking distance of primary school, convenience store and public transport (bus stop). Setting of SDNP, but limited wider landscape impacts given containment of the site and surrounding development. Archaeological potential is high. Trees should be retained. Access to be clarified, consideration to be given to neighbouring uses and impact on amenity of future residents. | | |


| | | | | |
|--|--|-------------------------------------|---|--|
| Site Ref: | 78PT | | | |
| Site Name: | Meridian Centre Peacehaven | | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | | |
| | Neighbourhood Plan Site | | | |
| | Parish: | | | |
| | Peacehaven | | | |
| | Size (hectares): | 4.11 | | |
| | Greenfield/Brownfield: | | | |
| | Brownfield | | | |
| | Distance from Ashdown Forest: | | | |
| | Greater than 7km | | | |
| | Setting of SDNP: | No | | |
| Flood Zone: | 1 | | | |
| Suitability: | Suitable | | | |
| Availability: | Unknown | | | |
| Achievability: | Unknown | | | |
| Housing Capacity: | 100 | Employment Floorspace Yield: | 0 | |
| Renewables/Green Infrastructure | | | | |
| Conclusion: | Unknown | | | |
| Justification: | Sustainable location, comprehensive redevelopment required to enable delivery of housing. Opportunity for town centre improvements in public realm. Unknown acheivability given scale and mix, and multiple ownership. | | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 02PL | | |
| Site Name: | Rear of Plumpton Primary School, North Barnes Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 5.3 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 70 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Whilst within walking distance of local services and facilities the lane and junction would require substantial improvement to achieve required widths and accommodate development. 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.</p> | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 06PL | | |
| Site Name: | Land east of Station Road and East of the White House, Plumpton Green | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 1.3 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Not available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Unknown access, concerns whether a safe vehicular access is achievable, given location of existing properties, concerns over loss of trees, some protected and setting of listed building. Concerns over landscape impact could potentially be overcome if development is in line with the allocated site to the north and does not project further into open countryside. Previously noted that the site is no longer available for residential development. | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 08PL | | |
| Site Name: | Little Inholmes Farm, Station Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 10.78 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 70 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Site lies adjacent to planning boundary and is within maximum walking distance of bus stop, train station and local shops. The southern part of the site is allocated in the PPNP as Local Green Space LGS5 Policy 11 and therefore considered unsuitable for development. The part of the site to the west of Chapel Road would protrude into the countryside. Landscape Capacity Study concludes that landscape has negligible/ low capacity for change. Development of this size considered to have an unacceptable impact on landscape. Unknown availability, recent applications indicate no intention to develop the wider site.</p> | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 09PL | | |
| Site Name: | Land west of Riddens Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA site | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 7.62 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 2/3 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 130 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Concern over extension of the site into the open countryside. Whilst existing hedges break up the site there is little existing screening and any mitigation screening is likely to appear out of place. LCS states area of good landscape quality with high character sensitivity to change. Also concerns over provision of access, and suitability of junction with Station Road. Riddens Lane is narrow, unknown if widening is achievable to provide suitable vehicular access, and footpaths for this scale of development. Unknown availability at this time, and unknown achievability given unknown if safe and suitable access is achievable.</p> | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 12PL | | |
| Site Name: | Land West of Riddens Close | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA site | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 0.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 6 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Sustainable site within walking distance of services within Plumpton and public transport. Main concerns of the site are whether a suitable access is possible, and the impact on protected trees of providing access. Previously indicated that whole site is not available. | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 16PL | | |
| Site Name: | Land between West Gate and Chapel Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 4.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 40 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Site is allocated in the PPNP as Local Green Space LGS5 Policy 11. Therefore site is unsuitable for development. | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 17PL | | |
| Site Name: | Land at Woodley House, South Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 4 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 20 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site unrelated to existing settlement, no services within walking distance and no existing footpaths, therefore isolated and car reliant site. Ancient woodland borders north boundary. Previously considered access is not achievable as required sightlines for this stretch of derestricted road (60mph) are not possible. | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 18PL | | |
| Site Name: | Land at Inholmes Farm, Station Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 2.45 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 30 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Not within walking distance of local services or facilities. Bus stop, with limited services to Lewes and Haywards Heath, 350m from site, maximum 700m across the site. ESCC highways state that 30mph will need to be extended to achieve sightlines. Footways would also need to be extended to connect to village services. Western boundary of site extends beyond the existing built up area protruding into the countryside. | | |

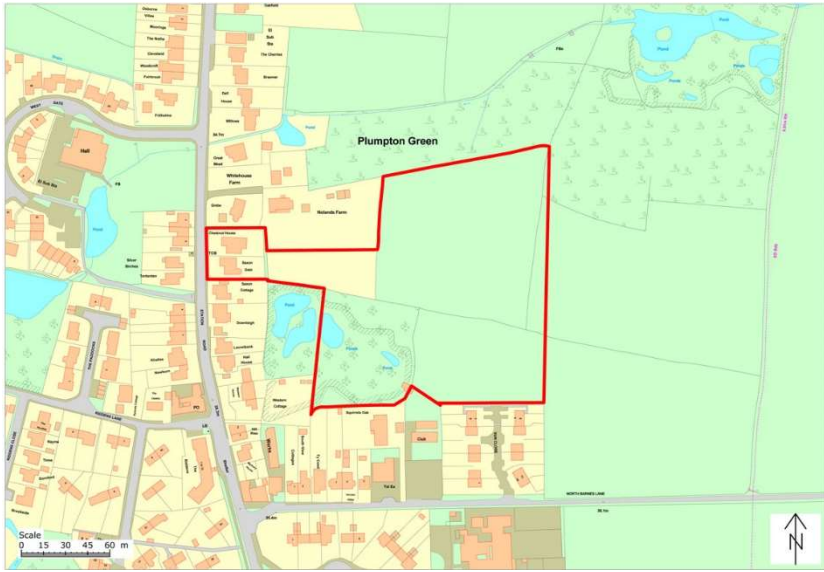
| | | | |
|---|---|-------------------------------------|---|
| Site Ref: | 19PL | | |
| Site Name: | Land south of Inholmes Farm, Station Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 0.8 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 16 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Not within walking distance of local services or facilities. Bus stop 300m, and train station within village but outside maximum walking distance. ESCC highways state that 30mph will need to be extended to achieve sightlines. Footways would also need to be extended to connect to village services. ESCC Landscape Architect states that the open pastoral character of landscape is distinctly countryside and of value as green infrastructure and unimproved meadow. The gap between edge of village and Inholmes Farm is significant and should be retained to prevent sprawl. Owner confirms the site is not available for development.</p> | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 20PL | | |
| Site Name: | Land north of old police station, Station Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 2.23 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| Greater than 7Km | | | |
| Setting of SDNP: | No | | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 40 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Unknown | | |
| Justification: | Greenfield site located on northern edge of village adjacent to the planning boundary. Not within walking distance of local services or facilities. Bus stop 300m, with limited services to Lewes and Haywards Heath. ESCC highways state 30mph will need to be extended to achieve sightlines. Footways should also be extended to connect to village services. Site previously considered as potential housing allocation in emerging Plumpton neighbourhood plan, however it is not been taken forward, unknown availability at this time. | | |
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| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 21PL | | |
| Site Name: | Land rear of Plumpton primary school, North Barnes Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 1.2 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7Km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 17 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Smaller part of 02PL. Site is detached from main village, whilst within walking distance of local services and facilities the lane and junction would require substantial improvement to achieve required widths and accommodate development. Development would be out of character with surrounding area. Landscape concerns over potential impacts on countryside and South Downs National Park. School boundary fence and vegetation provides well defined edge. | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 22PL | | |
| Site Name: | Land south of railway, Plumpton Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 2 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Not Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 30 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Whilst the site is relatively well located for public transport and walking distance of services within the village, there is no footpath connection and there is concern over safe access given the speed and curve of the road. Footpath connection would be essential but unknown achievability due to insufficient verge. Development in this location is not considered suitable in landscape terms. Site is unrelated to core of village and out of character with existing development south of the railway. Site considered no longer available.</p> | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 23PL | | |
| Site Name: | Land at Plumpton Racecourse, Plumpton, BN7 3AL | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 0.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 15 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Site access using a shared entrance with racecourse to the south which is currently substandard for additional traffic due to restricted visibility. Site is detached from existing residential area and in landscape terms development would be isolated. Railway line currently provides a useful boundary of Plumpton Green to north. Site is located in close proximity to Railway station (200m) and bus stop (280m) however services only available via footbridge, which is not accessible all year round and only provides stepped access therefore connectivity with the village services is poor.</p> | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 24PL | | |
| Site Name: | Land at Nolands Farm and North Barnes Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 2.4 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 30 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | Site within walking distance of public transport and amenities available in the village. However, concerns over the feasibility of a safe vehicular access from Station Road. LCS indicates site is within a landscape character area of medium capacity for change. ESCC Landscape Architect states a defensible eastern boundary needs to be considered for the village. To be further considered on decision of the current planning application LW/21/0262. Site being actively promoted for residential development. No abnormal costs or constraints identified. | | |

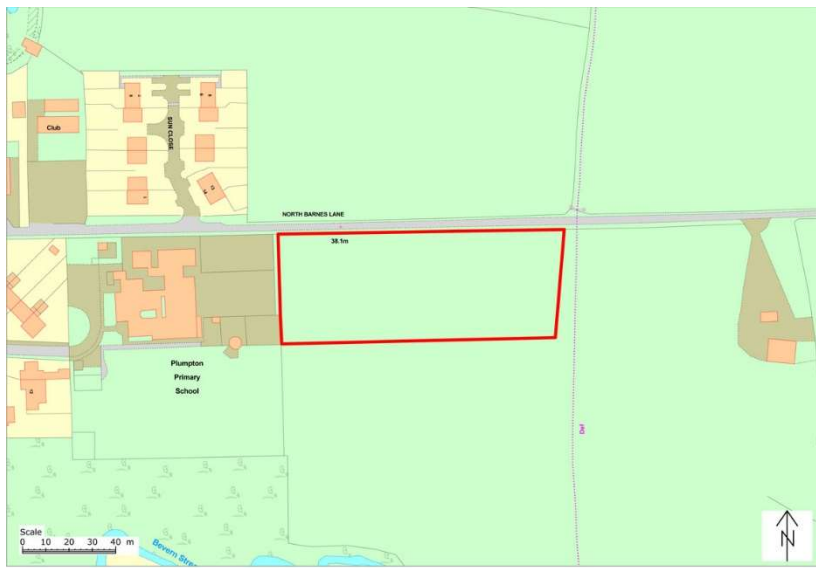
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|--|---|-------------------------------------|------|
| Site Ref: | 25PL | | |
| Site Name: | Finns Farm, Plumpton | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 5.66 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 100 | Employment Floorspace Yield: | 2000 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>The site is unrelated to an existing settlement. The site is adjacent the existing business/industrial use at Old Brickworks, but is not within walking distance of services of Plumpton and no footpath links the site with the existing settlement, making the site car dependant. There is an existing adjacent bus stop providing access to services in wider settlements but with a limited service. Landscape impact concerns, moderate to high landscape and high visual sensitivity as it is open to views from the road and public footpath, elevation of the site makes it more visible and harder to mitigate in longer views. Landscape impact</p> | | |

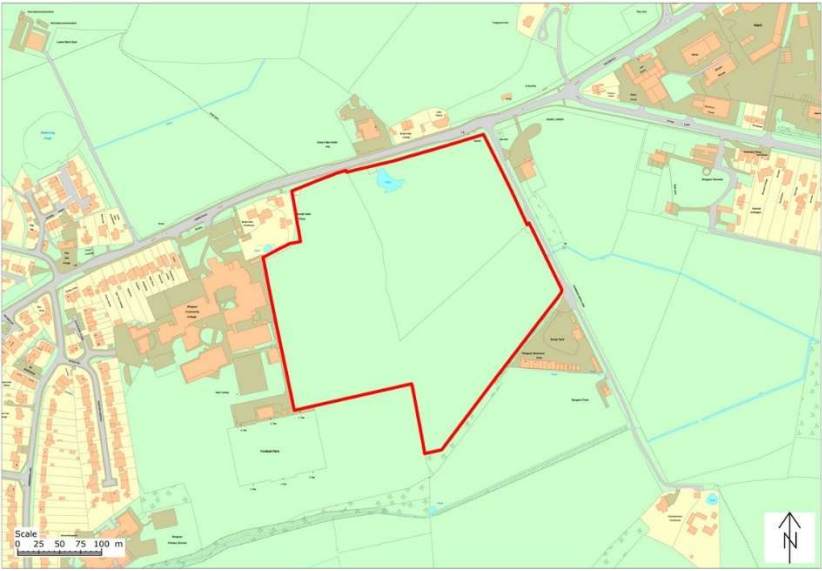
| | |
|--|--|
| | and isolation make the site unsuitable for both residential and employment uses or mixed uses. |
|--|--|


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 26PL | | |
| Site Name: | Nolands Farm, Plumpton | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 89 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Site within walking distance of public transport and amenities available in the village. However, concerns over the feasibility of a safe vehicular access from Station Road. The proposed scale would not be in character with the village and the development would intrude into the countryside. LCS indicates site is within a landscape character area of medium capacity for change. ESCC Landscape Architect states a defensible eastern boundary needs to be considered for the village. | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 28PL | | |
| Site Name: | Land adjoining Riddens Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 1.54 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 2/3 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 12 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | Main concern is access, Riddens Lane is single width with no footpath, unknown if this can be widened, possibility to gain access through the neighbouring allocated site. Site is covered with trees and would need further ecological investigation as records of protected species in the area. Flooding risk to the southern part may reduce capacity. Submission to Call for Sites therefore considered available, unknown achievability given unknown access. | | |

| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 29PL | | |
| Site Name: | The Rectory and Land to the East, Station Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 3.53 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 40 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Site to west is allocated in the PNP (Policy 5.3). Majority of the site would be within maximum walking distances of the services available, potential that some of the site out of walking distance to primary school depending on layout and access through neighbouring allocation. Concerns over potential impacts/achievability of access to serve this site, but planning permission granted for neighbouring site includes potential access, unknown if this could serve the scale proposed. Main concern is landscape impact as the extension beyond the allocation would intrude into the open countryside and be out of character with surrounding area.</p> | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 30PL | | |
| Site Name: | Land South of North Barnes Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Plumpton | | |
| | Size (hectares): | 0.6 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Smaller part of 02PL and 21PL. Site is detached from main village, whilst within walking distance of local services and facilities the lane and junction would require substantial improvement to achieve required widths and accommodate development. Development would be out of character with surrounding area. Landscape concerns over potential impacts on countryside. School boundary fence and vegetation provides well defined edge. Submitted to CfS considered available, however unknown achievability given unknown access and highway improvements.</p> | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 01RG | | |
| Site Name: | Land at Boyle Gate Farm | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site, updated in Cfs | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 8.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 100 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Deliverable | | |
| Justification: | Sustainable site within walking distance of services, local shops in the village and public transport to larger settlements. The main issues are the current allocation for sports and recreational facilities, and whether landscape impacts can be overcome. Development in Ringmer would impact upon the Earwig Corner junction. Site is available, and given scale if highway mitigation is required this is likely achievable. | | |

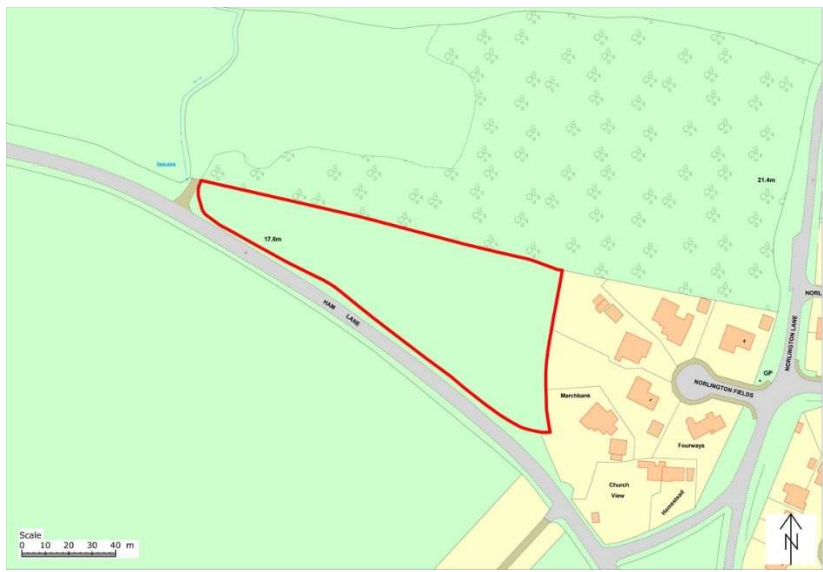
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|--|--|-------------------------------------|---|
| Site Ref: | 02RG | | |
| Site Name: | Diplocks Yard, Bishops Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 1 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 9 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Part of the site has already been granted planning permission for redevelopment to housing, and there is a further application of residential development on the southern part of the site. The resultant northern part of the site has existing employment activity on site and redevelopment would result in its loss of employment. | | |


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|--|--|-------------------------------------|---|
| Site Ref: | 04RG | | |
| Site Name: | Land east of Chamberlain's Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 2.06 | |
| | Greenfield/Brownfield: | | |
| | Predominantly Greenfield - small area of brownfield (10% for storage) | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 54 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Deliverable | | |
| Justification: | <p>Generally this site is finely balanced, the character is semi-rural, and edge of settlement however landscape impacts could likely be mitigated, needs consideration of the coalescence of the settlements with potential erosion of the gap. The site is well located for access to bus stop, and services are available in Ringmer within walking distance of the site. Further consideration would need to be given to the setting of the adjacent listed building, impacts on residential amenity of neighbouring use and landscape impact. Significant</p> | | |

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| | development in Ringmer could impact upon Earwig corner which requires further assessment to understand the impact of future growth. Current application pending consideration. |
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|--|---|-------------------------------------|------------------|--|
| Site Ref: | 08RG | | | |
| Site Name: | Land adjoining Fingerpost Farm, Ringmer | | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | 2018 SHELAA Site | |
| | Parish: | | Ringmer | |
| | Size (hectares): | 1.6 | | |
| | Greenfield/Brownfield: | | Greenfield | |
| | Distance from Ashdown Forest: | | Greater than 7km | |
| | Setting of SDNP: | No | | |
| | Flood Zone: | 1 | | |
| | Suitability: | Not suitable | | |
| | Availability: | Unknown | | |
| | Achievability: | Unknown | | |
| Housing Capacity: | 28 | Employment Floorspace Yield: | 0 | |
| Renewables/Green Infrastructure | | | | |
| Conclusion: | Not Deliverable or Developable | | | |
| Justification: | <p>Site lies to the south and west of existing planning boundary for the Broyle area of Ringmer. Bus stop is adjacent and site is located 900m from the village centre. Forms part of a green gap between the two settlements but largely surrounded by residential and employment uses. Site is partially residential to the north and southern section is good quality openspace/equipped play area protected by Policy 7.2 of the Ringmer Neighbourhood Plan. Considered unsuitable as would result in the loss of the recreation area, and unavailable.</p> | | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 21RG | | |
| Site Name: | Land east of Diplocks Industrial Estate, Bishops Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 2.7 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 68 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Deliverable | | |
| Justification: | <p>Site is adjacent to planning boundary, within walking distance of bus stop and local services (Convenience store, schools and GP). Provision of access required, but likely achievable. Main concern is potential impact on landscape, suitable landscape setting to the village edge required. Grade 3 agricultural land, investigation required to show if BMV Land. Archaeological investigation required. Submitted to CfS so considered available and achievable.</p> | | |


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|--|--|-------------------------------------|---|
| Site Ref: | 24RG | | |
| Site Name: | Glebe Land, Ham Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 0.65 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 20 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | It is a low lying site which is screened at the boundary by trees. Development of the site would extend the village into the countryside and could potentially have an unacceptable impact upon the landscape. Also lack of pedestrian access to the village makes the site car dependant. | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 29RG | | |
| Site Name: | Land north and east of Broyle Side | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 28.8 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 160 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site adjacent to planning boundary. Not within walking distance of shops, services or Primary School, but within 400m of bus stop. 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 landscaping. Unknown access, would require further information to show a suitable access for this | | |


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| | scale of development can be provided. . Unknown availability at this time, no abnormal costs identified. |
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|--|--|-------------------------------------|---|
| Site Ref: | 30RG | | |
| Site Name: | Land east of Broyle Side | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 6.17 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 2/3 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 150 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>Greenfield site adjacent to planning boundary. Southern part of site is within an area of flood risk (Flood Zone 3) reducing capacity. Within 400m of bus stop but no existing footpath available. 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 landscaping and this has the potential to enhance the character of landscape surrounding the site to restore historic character. Unknown access point. Potentially suitable if landscape impacts overcome, unknown availability at this time.</p> | | |


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|--|---|-------------------------------------|---|
| Site Ref: | 34RG | | |
| Site Name: | Land west of Vicarage Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 0.17 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 5 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Access is via private road, so unknown achievability. Relatively sustainable site, with public transport and a range of services within walking distance. The site was promoted through the Neighbourhood Plan process however informed that the site is no longer available. | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 38RG | | |
| Site Name: | Land south of Upper Broyle Farm | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 1.2 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 36 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | Landscape impacts and sustainability are main concerns. Site is not within walking distance of local services although they are accessible by bus from Broyle Lane. Site likely to be car dependent. Access is considered achievable, extension to pedestrian footpath would be required on Broyle Lane but location of electrical substation may hinder this. Development would need to be within a defined new landscaped village edge, retaining existing oaks. No onsite physical or environmental constraints. Unknown availability and achievability as this time. | | |

| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 39RG | | |
| Site Name: | Land at Norlington Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 2.48 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 74 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Site is on periphery of Ringmer village. Western edge of Ringmer is well defined by Norlington Lane, with only a few houses crossing this boundary. Further development, particularly of this scale, would encroach into the countryside. Development is also likely to have unacceptable impact on the National Park. | | |

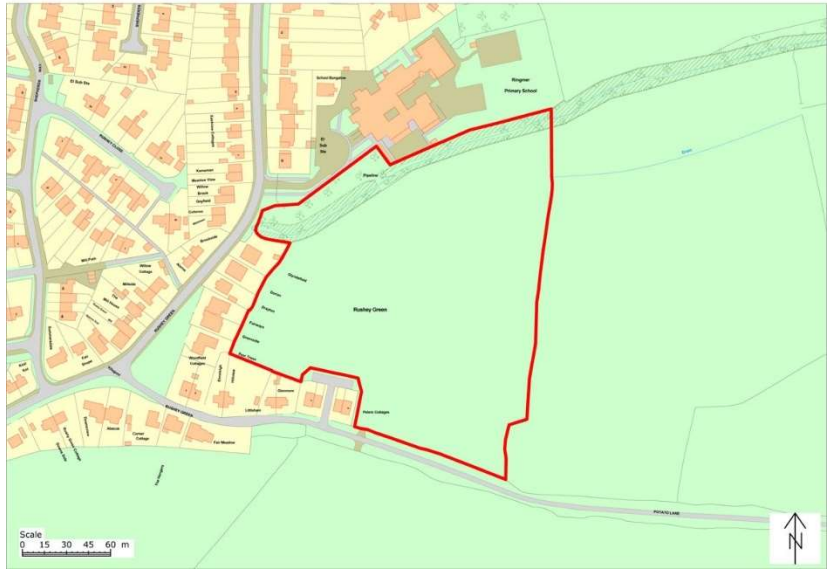
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|--|--|-------------------------------------|---|
| Site Ref: | 42RG | | |
| Site Name: | Land between The Forge and Green Man PH | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site and 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 4.4 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 130 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Site is relatively well located for access to services. Access from Lewes Road for scale of development potentially achievable. No onsite environmental constraints. Main concern is landscape impacts over extension of settlement along the B2192 and the coalescence between Ringmer and Broyleside. Grade 3 agricultural land, investigation required to show if BMV Land. Other concerns are raised around capacity of Earwig corner to support further development than that already planned for. Site is within flood risk zone 1, however site is</p> | | |

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| | at risk from surface water flooding. Considered available as submitted to the CfS. |
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|--|--|-------------------------------------|---|
| Site Ref: | 43RG | | |
| Site Name: | Avery Nursery, Uckfield Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 2.94 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 53 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Current application proposes a mixed use scheme including B1(a) floorspace, however this is actually a loss of floorspace across the site. The proposed would not generate new employment floorspace. Site is isolated and unrelated to an existing settlement, although adjacent other LAA sites. The site has access to public transport nearby and a small convenience store, but would likely be car dependant. Significant access/roadway improvements outside the site will be required to facilitate vehicular and pedestrian access to the site. Overall considered the site is unsustainable location for residential development.</p> | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 44RG | | |
| Site Name: | Land west of Broyle Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 0.28 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 6 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Unknown | | |
| Justification: | <p>Greenfield site adjacent to planning boundary. Currently a small managed open field. No environmental or historical constraints identified, ESCC archaeologists identifies site as a medium to high heritage significance. Further surveys will be needed before development. Not within walking distance of village services or facilities. Bus stop approximately 240m of site with regular services to Ringmer and Lewes. Site is well contained by existing trees and hedges. ESCC landscape architect states these trees should be protected. LCS indicates that the site is within a landscape character area of medium capacity for change. Pubic Rights of Way 9 runs along</p> | | |


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| | <p>northern part of site. ESCC highways notes site to be car dependent. Provision of footways, crossing point and extended 30mph may be required. Flood risk zone 1, potential for surface and ground water flood risk indicated as low and negligible. Unknown availability at this time.</p> |
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|--|---|-------------------------------------|---|
| Site Ref: | 46RG | | |
| Site Name: | Land east of Harrisons Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2019 Submission | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 3.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1/3 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 100 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Sustainable site on edge of existing village within walking distance of Ringmer services. Further assessment is required to understand the landscape impact a new village edge and landscape buffer and evidence that development would not harm landscape and setting of the SDNP, on site records of protected and notable species required ecological investigation. Needs to demonstrate appropriate access including a sufficient frontage for a 5.5m wide carriageway and 2m wide footways at either side. A proposed access onto Potato Lane for vehicles is also constrained due to the narrow carriageway, horizontal alignment, and lack of pedestrian infrastructure. Consideration of | | |


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| | <p>wider highway network capacity issues such as at Earwig corner. Risk of fluvial and surface water flooding. Site is being actively promoted therefore considered available and no known abnormal costs therefore achievable.</p> |
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|--|---|-------------------------------------|---|
| Site Ref: | 47RG | | |
| Site Name: | Land north of Potato Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2019 Submission to SHELAA | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 9.49 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 121 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | The site would be a sustainable location in terms of access to the amenities of Ringmer. The main concern is the landscape impact of scale of expansion here and protection of views from the SDNP further assessment is required to understand landscape impact. The site is actively promoted therefore considered available and no abnormal costs identified therefore achievable. | | |


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|--|---|-------------------------------------|---|
| Site Ref: | 48RG | | |
| Site Name: | Land off Laughton Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | Representation to LPP2 Reg 19 | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 3.3 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 75 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Deliverable | | |
| Justification: | <p>Further development of the site could be accommodated in a design and density to be in keeping with the existing new houses. A landscape buffer would be required to contain the development in views from the B2192 and B2124. The pond and associated trees would need to be retained as a natural feature. Archaeological investigation is required. Site is being promoted for further residential development therefore considered available. Further consideration of traffic impacts at Earwig corner and capacity is required.</p> | | |

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|--|--|-------------------------------------|---|
| Site Ref: | 50RG | | |
| Site Name: | Land West of Broyle Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 13.4 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 145 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>The scale of the site would encroach into the countryside. Further information required regarding mitigation of landscape impacts. The submission sets out residential development is proposed to the eastern side of the site, approximately 4.6hectares, with the western side of the site proposing green infrastructure, which could incorporate biodiversity net gain, a SANG and/or sports facilities. Appears that access could be provided from Broyle Lane. Archaeological sensitive site requires further investigation. Also requires investigation into flooding impacts/constraints. Site is considered available.</p> | | |


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| | Achievability relies on the archaeological investigations required, and highway works. |
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|--|--|-------------------------------------|---|
| Site Ref: | 52RG | | |
| Site Name: | Land at the Orangery, Green Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 1.22 | |
| | Greenfield/Brownfield: | | |
| | Predominantly greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 30 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | The site is isolated, unrelated to an existing settlement, with no services, public transport (bus) 650m on B2192 but with no pedestrian footpath links. Site would therefore likely be car dependant and as such is unsuitable. | | |


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|--|---|-------------------------------------|---|
| Site Ref: | 54RG | | |
| Site Name: | Lower Clayhill Farm Buildings, Uckfield Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 0.66 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 14 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | This would make use of previously developed land. A landscape buffer to the south and east would limit wider impacts on the landscape and open countryside. The site is however isolated, unrelated to any settlement and without any pedestrian links to the wider area. Public transport is available on the A26, but likely site would be car dependant. | | |


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|--|---|-------------------------------------|---|
| Site Ref: | 55RG | | |
| Site Name: | Land at Norlington Farm east of Norlington Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 1.3 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 30 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>Within walking distance of bus stop and local convenience store, GP and secondary school in Ringmer. However outside walking distance of the primary school. There is no footpath on Norlington Road, until the junction with Bishops Lane which may make walking less likely and more car dependant. Unknown achieveability of access from Norlington Lane, which is a rural lane, significant development could impact on the character of the lane and the listed buildings fronting it. Existing barn on site is a non designated heritage asset as defined in policy 4.7 of the RNP and should be retained. ANA needs investigation as does the agricultural land classification. Landscape impact is a</p> | | |


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| | <p>concern and further assessment is required. Overall considered unsuitable for large scale development, but potentially could be suitable for smaller scale development which respects the character of the area.</p> |
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|--|---|-------------------------------------|---|
| Site Ref: | 56RG | | |
| Site Name: | Land at Norlington Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 2.1 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 50 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>There could be some scope for development within this area in combination with 55RG and 57RG. A well defined edge to the village would need to be established which could impact on capacity. If access could be achieved for the site through 57RG this could improve the accessibility of the site to public transport and services and therefore improve the sustainability of the site. Unknown achievability of access from Norlington Lane, which is a rural lane, significant development could impact on the character of the lane and the listed buildings fronting it. ANA needs investigation as does the agricultural land classification. Landscape impact is a concern but together with</p> | | |


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| | <p>other adjacent site(s) it could be possible to mitigate and create a well defined edge to the village. Submitted to the call for sites therefore considered available.</p> |
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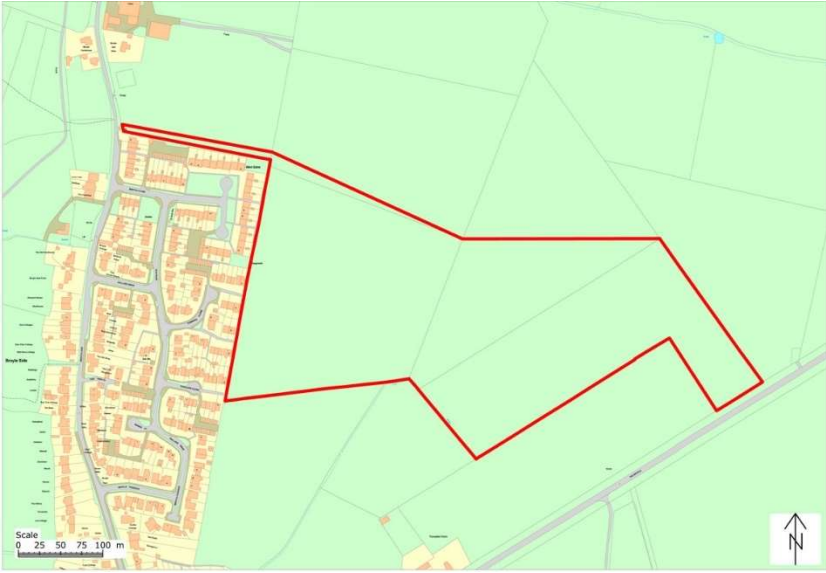
| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 57RG | | |
| Site Name: | Land at Lower Barn Farm | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 3.6 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 80 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>There could be some scope for development within this area in combination with 55RG and 56RG. A well defined edge to the village would need to be established which could impact on capacity. Unknown whether an access from B2192 to serve a development of this scale is possible. ANA needs investigation as does the agricultural land classification. Landscape impact is a concern but together with other adjacent site(s) it could be possible to create a well defined edge to the village. Submitted to the call for sites therefore considered available.</p> | | |


| | | | |
|--|--|-------------------------------------|-----|
| Site Ref: | 58RG | | |
| Site Name: | Clayhill Nurseries, Uckfield Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 3.82 | |
| | Greenfield/Brownfield: | | |
| | Part Brownfield / Part Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 50 | Employment Floorspace Yield: | 510 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Site is isolated and unrelated to an existing settlement, therefore site would be car dependant. Unsuitable for residential development as unsustainable location. | | |

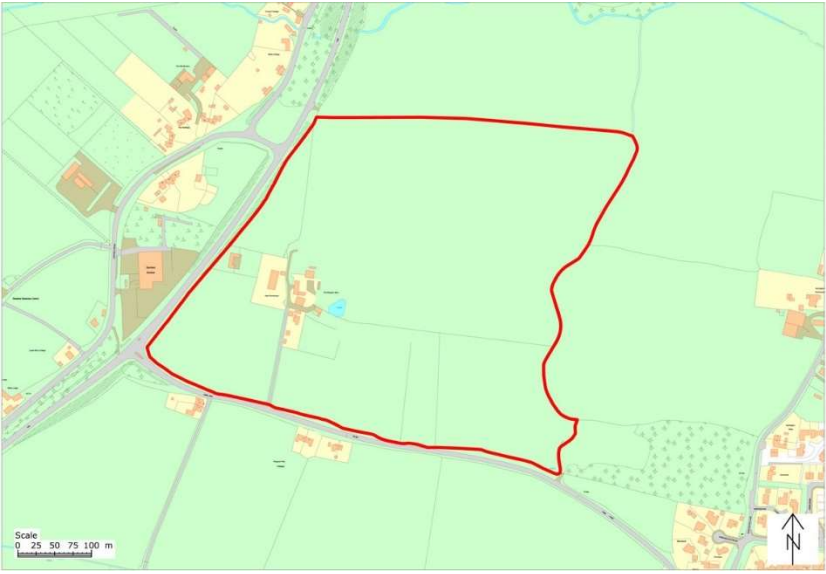
| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 59RG | | |
| Site Name: | Land to the East of Mutley Hall, The Broyle | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 0.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 6 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | Habitat Bank | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Site is isolated unrelated to any settlement, there are bus stops with limited services to surrounding settlements within walking distance but no footpaths and it is likely that the site would be car dependant. | | |

| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 60RG | | |
| Site Name: | Land on west side of Half Mile Drove | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 4.74 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 118 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>Greenfield site, outside walking distance of any services available in Ringmer. No current pedestrian links with Ringmer or Broyleside. Unknown access and would require assessment of impact on capacity at Earwig corner. Open landscape with high visual sensitivity, there may be scope of development but should not be considered in isolation but as part of a masterplan to create new GI and a defined edge to development. Submitted to CfS as available within 5 years, although access and infrastructure improvements will be required no abnormal costs for this scale identified to impact on viability.</p> | | |


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|--|---|-------------------------------------|---|
| Site Ref: | 61RG | | |
| Site Name: | Land to the Rear of The Orchards, Ringmer | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 0.6 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 15 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Site is to the rear of an existing residential development, relatively well contained, however the main concern is isolation of the site, there is access to public transport and a convenience store but the site would likely be reliant on the car for access to Ringmer, or other settlements for services, not suitable for further residential development. | | |

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|--|--|-------------------------------------|---|
| Site Ref: | 64RG | | |
| Site Name: | Land at Upper Broyle Farm | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 11.92 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 160 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | Development of this scale would be significant in this location. A smaller scale development adjacent the urban edge could provide an opportunity to improve the built up edge of the village. Unknown access achievability. The site is outside of walking distance of services of Ringmer, although there is a relatively frequent bus service from Broyle Lane site would largely be car reliant. | | |


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|--|---|-------------------------------------|---|
| Site Ref: | 65RG | | |
| Site Name: | Land at 4 Half Mile Drove | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 1 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 25 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | No services within walking distance, bus stop within walking distance but with no footpath access it is likely the site would be car dependant and is therefore unsustainable. Also wider landscape impact, development would be out of character with existing pattern of development. | | |


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|--|---|-------------------------------------|---|
| Site Ref: | 66RG | | |
| Site Name: | Ham Farm, Ham Lane, Ringmer | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 20 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 250 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>In landscape terms the site is a highly sensitive location. The site is outside but immediately opposite the boundary of the SDNP which runs to the southern side of Ham Lane. Due to the low lying site, which is very open, development of this scale here would be visible in long range views across the surrounding area. The character is rural here and a development of this scale would be in isolation within open countryside. Whilst there is public transport on the A26 there is no made footpaths making this accessible. It is also likely that the majority of the site is outside of walking distance from Ringmer</p> | | |


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| | services/amenities, the site would likely be car dependant. Site is considered available as submitted to the 2020 call for sites. |
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|--|--|-------------------------------------|---|
| Site Ref: | 01SF | | |
| Site Name: | Land to the South of Chyngton Way, Seaford | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Seaford | | |
| | Size (hectares): | 2.75 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 40 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>Greenfield site adjacent to planning boundary. Whilst Seaford Town has a wide range of services to offer, the site is not within walking distance of town centre and other key services/facilities, only public transport within walking distance is a bus with very limited service. Therefore likely to be car dependant. Access does not raise concerns. Potential landscape impact but mitigation considered achievable. LCS indicates that the site is within a landscape character area of negligible/ low capacity for change, albeit there may be opportunity to improve the current urban edge. ESCC landscape architect states that the site is sensitive, capacity is reduced to reflect landscape concerns.</p> | | |


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| | <p>Site is covered by two Archaeological Notification Areas, which will require further investigation. Bus stop within walking distance of site but with very limited services. Consideration needs to be given to the Conservation Area and SDNP views.</p> |
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|--|---|-------------------------------------|---|
| Site Ref: | 05SF | | |
| Site Name: | East Street Car Park | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Seaford | | |
| | Size (hectares): | 0.15 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Not available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Brownfield site at edge of town centre, within walking distance of amenities and services, 900m to choice of primary schools, and walking distance of secondary school. Existing car park which is in use, loss may be undesirable, not currently considered available. | | |

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|--|--|-------------------------------------|---|
| Site Ref: | 08SF | | |
| Site Name: | Land North of Crown Hill off Firle Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Seaford | | |
| | Size (hectares): | 0.3 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 7 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | Adjacent the SDNP but a relatively contained site by existing hedgerows, potential for landscape mitigation. Concern over acheivability of access over third party land. Not within walking distance of services. Requires Ecological as well as Archaeological investigation. | | |


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|--|--|-------------------------------------|---|
| Site Ref: | 09SF | | |
| Site Name: | Land North of Crown Hill Off Firle Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Seaford | | |
| | Size (hectares): | 0.68 | |
| | Greenfield/Brownfield: | | |
| | Part Greenfield - Small Part Brownfield (existing house) but less that 25% | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Development of the site would result in the loss of TPO trees, and would impact on the transition between the town and the SDNP. The existing trees provide a landscape buffer between the town and the open countryside. The site is also at the edge of the town outside of walking distance so likely development would rely on the private car to access services. | | |


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|--|---|-------------------------------------|---|
| Site Ref: | 10SF | | |
| Site Name: | Site at the Beachcomber, Dane Road, Seaford | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Seaford | | |
| | Size (hectares): | 0.06 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Unknown | | |
| Justification: | Sustainable site within the planning boundary, bus stop, train station and town centre, including supermarket within walking distance. Has an existing access point. No wider landscape concerns as within the built up area. | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 11SF | | |
| Site Name: | The Hawth, Surrey Road, Seaford | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Seaford | | |
| | Size (hectares): | 1.06 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1/2 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Overriding concern of this site is the landscape sensitivity. Site is allocated in the Seaford Neighbourhood Plan as a Local Green Space and forms part of a strategic gap between Seaford and Bishopstone. Previous appeal decision highlights (albeit from sometime ago) the unacceptable harm which 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. All previous decisions highlight the landscape sensitivity of the site.</p> | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 15SF | | |
| Site Name: | Buckle Car Park (parcels A&B&C) | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Seaford | | |
| | Size (hectares): | 0.45 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 3 | | |
| Suitability: | Suitable | | |
| Availability: | Not Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 22 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Brownfield site on the edge of Seaford town, within the planning boundary. Within walking distance of bus stop and train station. Existing access to the site, traffic movements likely to decrease, pedestrian links from the site would be needed. Consideration to be given to loss of seafront car parking. Potential contamination issues require further investigation. Considered suitable for residential development. However previous assessment refers to a restrictive covenant with restrictions on height of future development which would likely impact capacity of site and therefore potentially viability of site | | |


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| | given other potential constraints identified, therefore unknown achieveability, currently unavailable for development. |
|--|---|


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 18SF | | |
| Site Name: | 6 Steyne Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Seaford | | |
| | Size (hectares): | 0.06 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 3a | | |
| Suitability: | Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 13 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Deliverable | | |
| Justification: | Brownfield site within walking distance of the town centre bus services and train station. Site has been demolished. Planning permission granted for 6 residential units, subsequently expired (LW/12/0693). Application under consideration for 13 residential units (LW/19/0656). Considered available as planning application submitted, no known abnormal costs so considered achievable. Capacity retained at previous level as application for increase number is still to be determined. | | |

| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 27SF | | |
| Site Name: | Seaford Constitutional Club, Crouch Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA | | |
| | Parish: | | |
| | Seaford | | |
| | Size (hectares): | 0.31 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 19 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Unknown | | |
| Justification: | Sustainable, brownfield site within walking distance of bus stop, train station and town centre amenities. Unknown availability. | | |

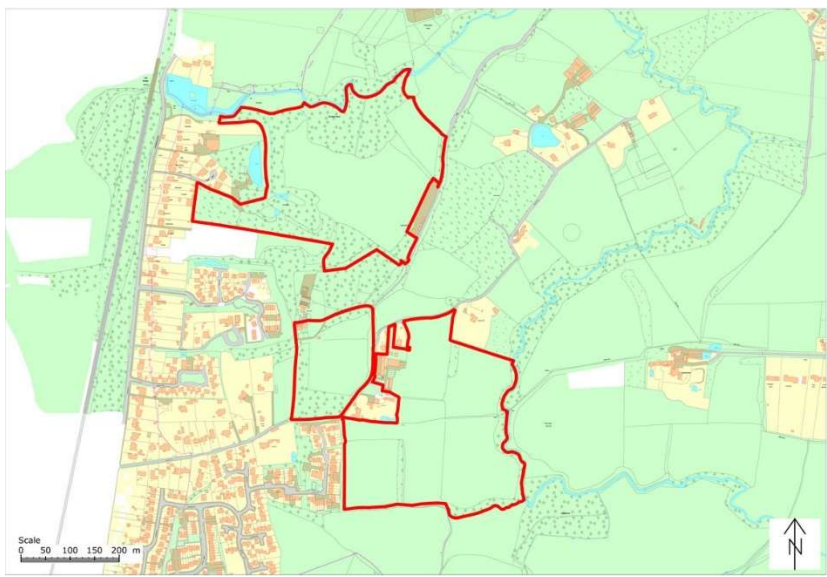
| | | | | |
|--|---|-------------------------------------|---|--|
| Site Ref: | 34SF | | | |
| Site Name: | Seaford Health Centre, Dane Road | | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | | |
| | 2020 CfS | | | |
| | Parish: | | | |
| | Seaford | | | |
| | Size (hectares): | 0.4 | | |
| | Greenfield/Brownfield: | | | |
| | Brownfield | | | |
| | Distance from Ashdown Forest: | | | |
| | Greater than 7km | | | |
| | Setting of SDNP: | No | | |
| Flood Zone: | 1 | | | |
| Suitability: | Suitable | | | |
| Availability: | Not Available | | | |
| Achievability: | Unknown | | | |
| Housing Capacity: | 22 | Employment Floorspace Yield: | 0 | |
| Renewables/Green Infrastructure | | | | |
| Conclusion: | Not Deliverable or Developable | | | |
| Justification: | Site is highly sustainable given town centre location, adjacent to public transport including bus and train services. Unknown availability at this stage. Brownfield site with costs of demolition could impact on acheivability therefore unknown at this time. Site considered suitable for residential development should it become available. | | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 35SF | | |
| Site Name: | Mardon Court, Seaford | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Seaford | | |
| | Size (hectares): | 0.25 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 18 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Unknown | | |
| Justification: | Sustainable location, walking distance to bus services and train station. Previous consent lapsed without implementation. Unknown intentions of proponent to develop site. | | |

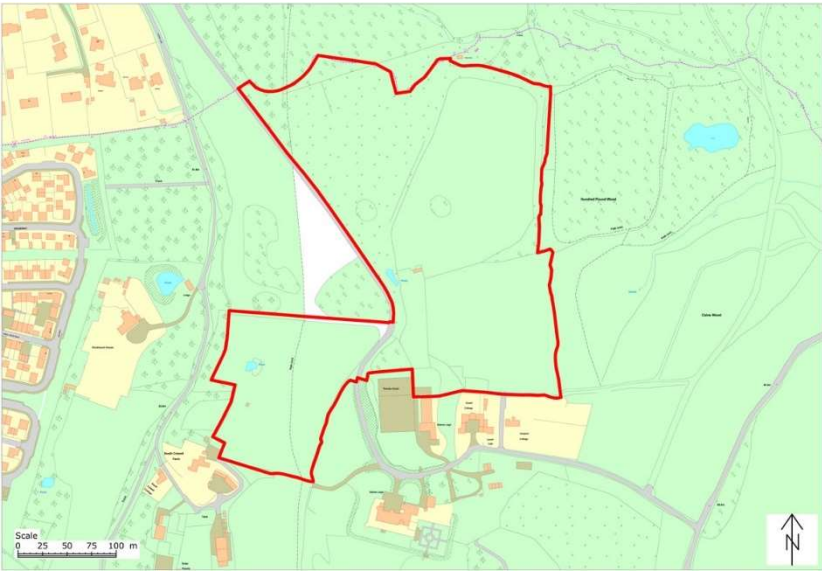
| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 03WV | | |
| Site Name: | Land at Eastern Road/Green Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA | | |
| | Parish: | | |
| | Wivelsfield | | |
| | Size (hectares): | 6 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 150 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | The eastern part of the site is allocated Local Green Space in the Wivlesfield Neighbourhood Plan and is therefore unsuitable for development. The western part of the site is assessed individually as 29WV. | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 05WV | | |
| Site Name: | Land at Coldharbour Farm, Wivelsfield Green | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA and 2020 CfS | | |
| | Parish: | | |
| | Wivelsfield | | |
| | Size (hectares): | 3.6 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 45 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Greenfield site, edge of settlement with good access to local services and facilities. Woodland to the south should be retained, protected and enhance for potential habitat to locally recorded protected species. The site borders existing residential development to the north and access is considered achievable. Main concern is landscape impact, the site is sloped and therefore development would be very prominent locally although the site is well contained from the wider landscape. 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</p> | | |

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| | information submitted since previous assessment however not considered to alter concerns over landscape impacts. |
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| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 06WV | | |
| Site Name: | Antye Farm & Gamble Mead, Theobalds Rd, Burgess Hill | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA | | |
| | Parish: | | |
| | Wivelsfield | | |
| | Size (hectares): | 24.9 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1/2/3 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 500 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>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. Significant costs around infrastructure provision could impact on viability of the site.</p> | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 16WV | | |
| Site Name: | Site at Haywards Heath | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA | | |
| | Parish: | | |
| | Wivelsfield | | |
| | Size (hectares): | 6.7 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 134 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | This site as a whole is not considered suitable as it would result in isolated development in the open countryside, an unnatural extension of the current built up area of Haywards Heath. It is also considered that development on this site could be damaging in landscape terms and the access may not be suitable given the amount of development that this site could deliver. | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 17WV | | |
| Site Name: | Site north of Abbots Leigh | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA | | |
| | Parish: | | |
| | Wivelsfield | | |
| | Size (hectares): | 9.1 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 243 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Isolated location approximately 250m from the A272, no services or public transport within walking distance of the site. The area between the built up boundary and the site, within MSDC is designated as a local gap between Haywards Heath and neighbouring Parishes (Policy E5 Haywards Heath Neighbourhood Plan) to create a landscape buffer. If developed this site would be isolated from adjacent development, this is not a logical location for development and will impact adversely upon the landscape. Unknown ownership, therefore unknown availability, potential costs of upgrading access and provision of infrastructure could impact viability therefore unknown achievability.</p> | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 23WV | | |
| Site Name: | Land at Slugwash Lane, Wivelsfield Green | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA 2020 CfS | | |
| | Parish: | | |
| | Wivelsfield | | |
| | Size (hectares): | 0.64 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 11 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>Greenfield site edge of village location, adjacent to existing development. Main concerns are access and provision of footpaths to connect site to village services. No major landscape concerns, although preference for lower density development with medium gardens to match surrounding character. 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. 2017 application refused but no objection raised by ESCC Highways in</p> | | |

relation to the footway plan that was submitted at the time but full technical details were requested, further investigation still required, Provision of the footpath here would also significantly alter the character of Slugwash Lane as a Rural Lane . Mature trees, hedgerows and Group and individual TPO's should be retained, this will reduce capacity. Unknown acheivability as unknown if the suitable pedestrian footpath can be provided and whether this would be viable on a development of this scale.

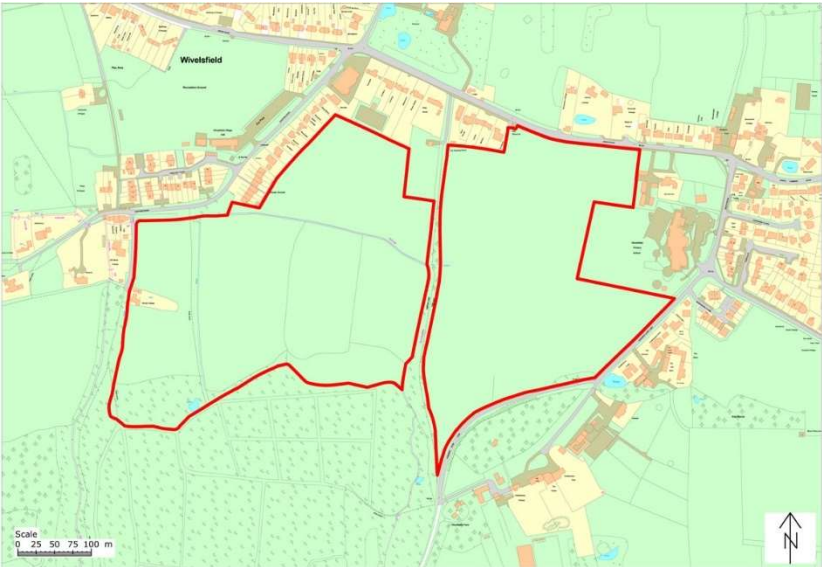
| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 24WV | | |
| Site Name: | Land opposite the War Memorial | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA | | |
| | Parish: | | |
| | Wivelsfield | | |
| | Size (hectares): | 0.8 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 10 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Unknown | | |
| Justification: | <p>Relatively sustainable site, within walking distance of services within Wivelsfield Green. Other services are available in Burgess Hill accessible by bus. ESCC highways consider that access can be achieved from Green Road. Formal verge on north side of carriageway to provide footpath and crossing to footpath on south side of carriage way needed. Trees should be retained, although potentially a constraint to access. ESCC archaeologist states a medium potential for historic environment. Unknown landownership and availability for residential development.</p> | | |


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 27WV | | |
| Site Name: | Land south east of Asylum Wood, | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA | | |
| | Parish: | | |
| | Wivelsfield | | |
| | Size (hectares): | 2.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Unknown | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 36 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | Greenfield site, adjacent to amenity space south of the existing residential development at edge of Haywards Heath. ESCC Landscape Architect states that site mitigation measures could overcome impacts.No historic designation constraints. ESCC Archaeologist states medium potential for historic environment. Site is not within walking distance of key services and facilities. Access would need to come from the adjacent site and unknown if this is acheivable. Unknown availability at this time. | | |

| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 28WV | | |
| Site Name: | Land at Green Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA | | |
| | Parish: | | |
| | Wivelsfield | | |
| | Size (hectares): | 4.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 80 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Site is wholly allocated within the Wivelsfield Neighbourhood Plan as Local Green Space, therefore is unsuitable for development. Considered available as actively promoted as part of 31WV. | | |


| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 29WV | | |
| Site Name: | Land at Eastern Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA | | |
| | Parish: | | |
| | Wivelsfield | | |
| | Size (hectares): | 2.1 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 50 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Unknown | | |
| Justification: | <p>Site is well contained to the north and east by hedges and residential development. LCS finds the area south of Green Road to be the preferred location for development in landscape terms in and around Wivelsfield/ Wivelsfield Green. Not clear where access is to be taken from, will potentially be dependent on third party land, hence unknown achievability. Site is within walking distance to services available within Wivelsfield Green. Other services are available within the nearest town, Burgess Hill, are accessible by bus. Unknown availability at this time, and unknown acheivability as unknown where</p> | | |

| | |
|--|--|
| | access will be sort and therefore unknown costs. Part of larger site but quesion over access to this part of the site. |
|--|--|

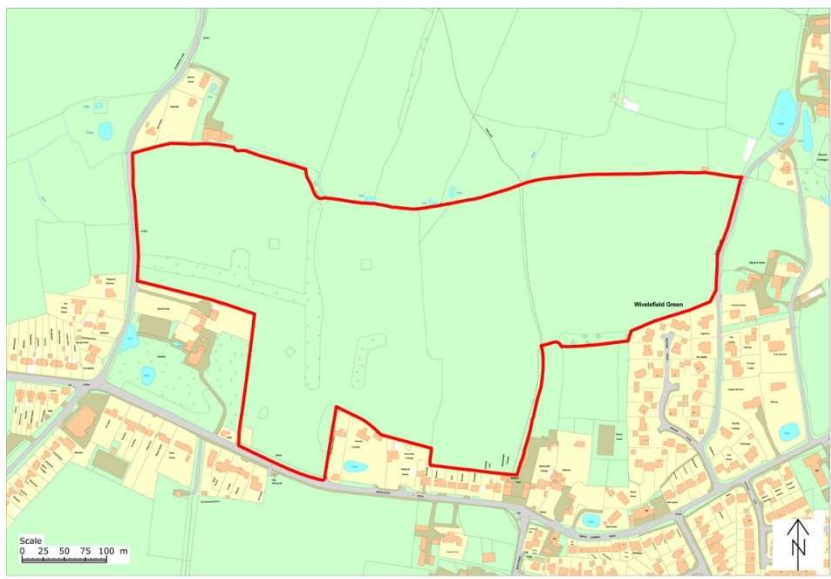
| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 31WV | | |
| Site Name: | Land east and west of Green Lane, north of West Wood | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site and 2020 Cfs | | |
| | Parish: | | |
| | Wivelsfield | | |
| | Size (hectares): | 20.6 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 265 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Relatively sustainable location with access to school, convenience store and bus stops within walking distance. Eastern part of the site is allocated as Local Green Space in the Wivelsfield Neighbourhood Plan. In an area the LCS describes as good landscape value ESCC landscape architect states there may be some potential in the northern part of the west parcel and north of the track (assessed separately under 29WV). | | |

| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 32WV | | |
| Site Name: | Land south of Blackmores | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA Site | | |
| | Parish: | | |
| | Wivelsfield | | |
| | Size (hectares): | 5.79 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 100 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Deliverable | | |
| Justification: | <p>Greenfield Land. The site is bordered by residential development to the north. Field boundaries (hedges and intermittent trees) break up site vertically, however lacks a boundary to the south (within the site area). ESCC landscape architect states that there may be potential for mitigation with buffer of GI. There is potential to create/ define new landscaped edge to the village. 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</p> | | |


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| | <p>level of impact from increased traffic and potential mitigation, including impacts/mitigation at Ditchling. Submitted to the CfS so considered available, no abnormal costs identified, considered achievable.</p> |
|--|---|

| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 33WV | | |
| Site Name: | Land north of North Common Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Wivelsfield | | |
| | Size (hectares): | 1.11 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 27 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>Greenfield site, relatively sustainable within walking distance of services within Wivelsfield Green. Setting of adjacent listed buildings needs consideration. Not currently within an ANA, but Archaeological potential yet to be determined. Existing trees including mature Oak on site should be retained. Relatively contained site, but impact on landscape to be considered. Access suggested from western access lane, this is narrow and unlikely to be suitable for this scale of development. Access requires further investigation/information. A crossing to access pedestrian footpath to village would be required.</p> | | |

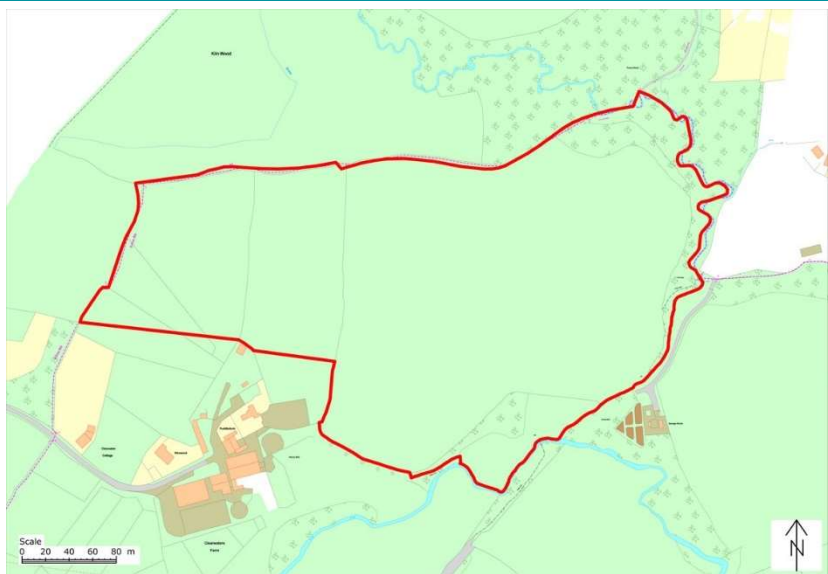
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|--|---|
| | Submitted to cfs as available. No abnormal costs identified but question over acheivability of access, unknown ownership of lane. |
|--|---|


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 34WV | | |
| Site Name: | Land North of Green Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Wivelsfield | | |
| | Size (hectares): | 3.86 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 80 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>Relatively sustainable site, within walking distance of services within Wivelsfield Green. Other services are available in Burgess Hill accessible by bus. As per 24WV access can likely be achieved from Green Road. Needs consideration of impact on capacity of highway network specifically at Ditchling. Formal verge on north side of carriageway to provide footpath and crossing to footpath on south side of carriage way needed. Trees should be retained, although potentially a constraint to access. Archaeological potential of site yet to be determined. Listed buildings adjacent, consideration needed to the setting of these. Main concerns is impact on landscape. LCS states</p> | | |

| | |
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| | <p>area of good/high landscape quality, with moderate sensitivity. The mitigation potential is low given the elevated position. ESCC Landscape Architect states - The area is of high landscape and visual sensitivity with a rural and tranquil character. This area is typical of the Western Low Weald character area with many of the representative key characteristics of the LCA. Further consideration of landscape impacts required. Site is available and considered achievable as no abnormal costs identified.</p> |
|--|--|


| | | | |
|--|---|-------------------------------------|---|
| Site Ref: | 35WV | | |
| Site Name: | Land at Hurstwood | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Wivelsfield | | |
| | Size (hectares): | 10 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 160 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>In and of itself the site is isolated, outside of walking distance of any existing services and public transport. Access roads are narrow, further consideration needed for access. Previous proposal north of the site for a new school and informal open space (housing development across the border in MSDC) if included in this site there is potential to overcome or mitigate some wider impacts and provide an improved access. Concerns over landscape impact as the area is of high landscape and visual sensitivity with a rural and tranquil character. This area is typical of the Western Low Weald character area with many of the representative key characteristics of the LCA.</p> | | |

| | |
|--|--|
| | <p>Unless these issues are overcome which is unlikely to be the case if the site is promoted individually then the site is unsuitable. Submitted to CfS as available within 5 years, unknown achievability given need for improved access and infrastructure which could impact viability.</p> |
|--|--|

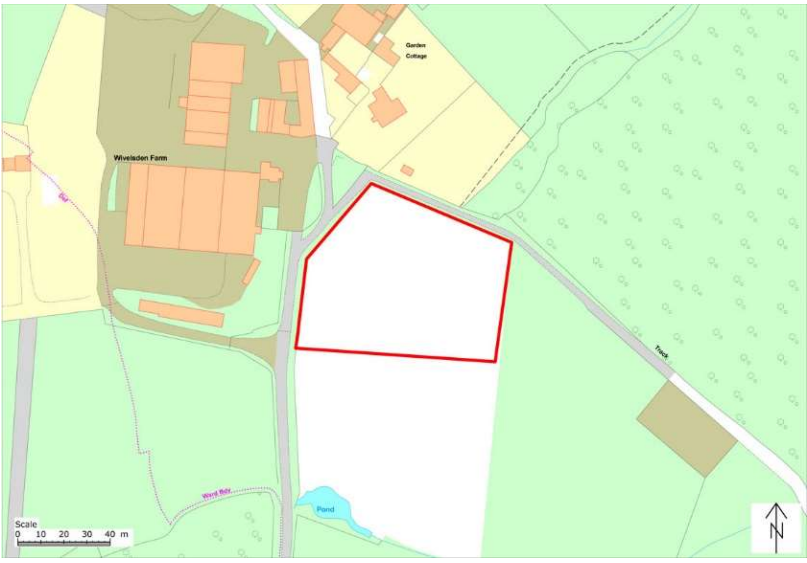
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|--|--|-------------------------------------|---|
| Site Ref: | 36WV | | |
| Site Name: | Land at Clearwaters Farm | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Wivelsfield | | |
| | Size (hectares): | 9.2 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 276 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Greenfield site, south of Haywards Heath. Part of site within MSDC not pursued through the MSDC Site Allocations Development Plan, therefore unlikely to come forward. The area is of high landscape and visual sensitivity with a rural and tranquil character. This area is typical of the Western Low Weald character area with many of the representative key characteristics of the LCA. Site forms a separation between Haywards Heath and Wivelsfield and existing edge of settlement has a wide tree belt which forms an edge to the settlement. This site is isolated with no services or public transport within walking distance, and unknown achievability of access.</p> | | |

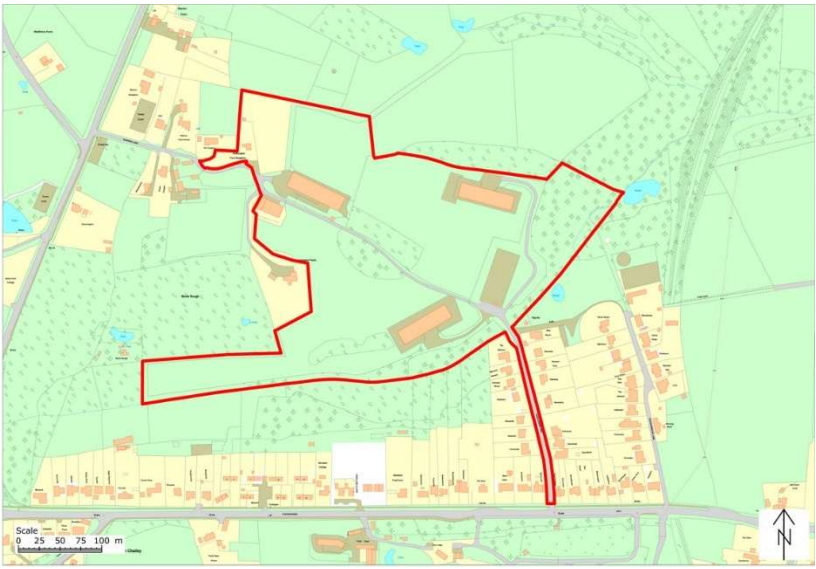
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|--|--|-------------------------------------|---|
| Site Ref: | 37WV | | |
| Site Name: | Springfields, Ditchling Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Wivelsfield | | |
| | Size (hectares): | 1.6 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 20 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | Isolated site outside of walking distance of services, although adjacent an existing allocation. Site is relatively contained in the wider landscape, therefore futher development could be acceptable with adequate landscape buffers retained to the surrounding countryside. Unclear if existing dwelling to be retained, and how access would be acheived. | | |

3. Site Assessment Outcomes – Employment


| | | | |
|---|---|-------------------------------------|------|
| Site Ref: | 31CH | | |
| Site Name: | Frick Farm | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 2.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 75 | Employment Floorspace Yield: | 2400 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>The site is situated between the settlements of North Chailey and Newick, residential development is evident on the northern side of Station Road, existing commercial uses of the site mean this would not out of character with the area, and the site could likely facilitate further commercial uses. Adjacent the planning boundaries of Chailey to the west. Most services are outside of walking distance, but footpaths link the site with North Chailey and Newick there is also access to public</p> | | |


transport by bus connecting the site with other surrounding settlements. Therefore potentially suitable for mixed residential and commercial floorspace. Access needs to be considered for scale of development. ESCC Landscape Architect states that there could be scope for some development on the roadside, but a well defined boundary to built development could be established on the south side leaving a GI buffer between the development and Frick wood, as well as to the public footpath on the western boundary. Existing boundary trees along the A272 would need to be taken into consideration . Submitted to the LAA as available within 5 years, no known viability or abnormal costs therefore considered achievable.


| | | | |
|--|---|-------------------------------------|-----|
| Site Ref: | 32CH(b) | | |
| Site Name: | Land at Wivelsfield Farm, North Common Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 0.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 0 | Employment Floorspace Yield: | 950 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | The site is situated adjacent to an existing cluster of commercial/business units. The main concern will be from the impact of buildings on the wider landscape. An LVIA would be required to ascertain the impact, mitigation may be required. Unknown if existing access can sustain a development of this scale. | | |


| | | | |
|--|--|-------------------------------------|-----|
| Site Ref: | 35CH | | |
| Site Name: | Grassington Farm | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 10.5 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available in the future | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 80 | Employment Floorspace Yield: | 500 |
| Renewables/Green Infrastructure | GI and renewables | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Section of Ancient Woodland within the site, woodland would need to be retained, this reduces capacity. Suitability of vehicular access needs to be established both existing access' are narrow and unknown if they can accommodate residential, employment or mixed use development. Without further evidence to show access is achievable for development then considered not suitable. Site has no facilities or services within walking distance, bus stops on Station Road are potentially outside of walking distance from parts of the site. Development would make use of previously developed land, and the site is relatively contained from wider views in the eastern section, but</p> | | |


LCS indicates high quality landscape with low capacity for change, the landscape impact needs to be determined. Flooding needs further consideration and consideration needs to be given to adjacent listed building setting. Not currently within an ANA, but Archaeological potential needs to be determined. Also potential consideration for GI though given existing uses unknown suitability. Potentially suitable for renewables but similar landscape considerations.

| | | | |
|---|---|-------------------------------------|------|
| Site Ref: | 12HY | | |
| Site Name: | Land at McBeans Nursery, Resting Oak Hill, Cooksbridge, BN7 3QB | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2018 SHELAA | | |
| | Parish: | | |
| | Hamsey | | |
| | Size (hectares): | 1.28 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially Suitable | | |
| Availability: | Unknown | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 15 | Employment Floorspace Yield: | 2500 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | <p>Employment site would need further assessment on the impact of the loss of employment through the Local Plan process . The site is unrelated to an existing settlement with no facilities or services within walking distance. Bus stop available with limited services to surrounding settlements, but likely the site would be car dependant therefore considered unsuitable for residential. Could be potentially suitable for employment uses. Unknown availability at this time. Unknown achievability given existing busines and costs associated with removal of buildings.</p> | | |


| | | | |
|--|---|-------------------------------------|------|
| Site Ref: | 31NW | | |
| Site Name: | Land to West of Newick Park | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Newick | | |
| | Size (hectares): | 20 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 30 | Employment Floorspace Yield: | 2000 |
| Renewables/Green Infrastructure | Solar or Hydro Energy Generation | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Site is unrelated to an existing settlement, without footpaths to services nor any public transport in walking distance, therefore unsustainable isolated site for residential development. Open landscape with long views make mitigation of impacts on the landscape unlikely to be achievable for residential or employment developments. Concerns over impact on adjacent listed buildings and parkland. Unknown access feasibility for scale of development proposed. May be suitable for provision of renewable energy generation if landscape impacts, and impacts on setting of LB's can be mitigated (specifically in relation to solar generation). | | |


| | | | |
|--|---|-------------------------------------|------|
| Site Ref: | 69PT | | |
| Site Name: | Land at Hoyle Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 0.6 | |
| | Greenfield/Brownfield: | | |
| | Brownfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 15 | Employment Floorspace Yield: | 3000 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Site is within an industrial area, loss of the site to residential could compromise the industrial area, and result in a low level of amenity for future residents. Mixed use is unsuitable for the same reasons. Archaeological potential high. Applicant should submit a desk-based heritage impact assessment. The site would be suitable for employment uses and is available in the future between 5-10 years. | | |

| | | | |
|--|--|-------------------------------------|------|
| Site Ref: | 72PT | | |
| Site Name: | Land to the north east of Lower Hoddern Farm Housing Development | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Peacehaven | | |
| | Size (hectares): | 2.3 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Not suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 0 | Employment Floorspace Yield: | 9200 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Greenfield site to the east of existing allocation which is under construction. This adjacent permission established a new boundary to the development at this edge of Peacehaven. Further extension of development would have an adverse impact on the landscape and character of this open area. Archaeological potential high. Submitted to the LAA as available in 5-10 years time. Access may be possible through the adjacent residential development but unlikely this would be suitable for heavy goods or vehicles associated with industrial uses. | | |

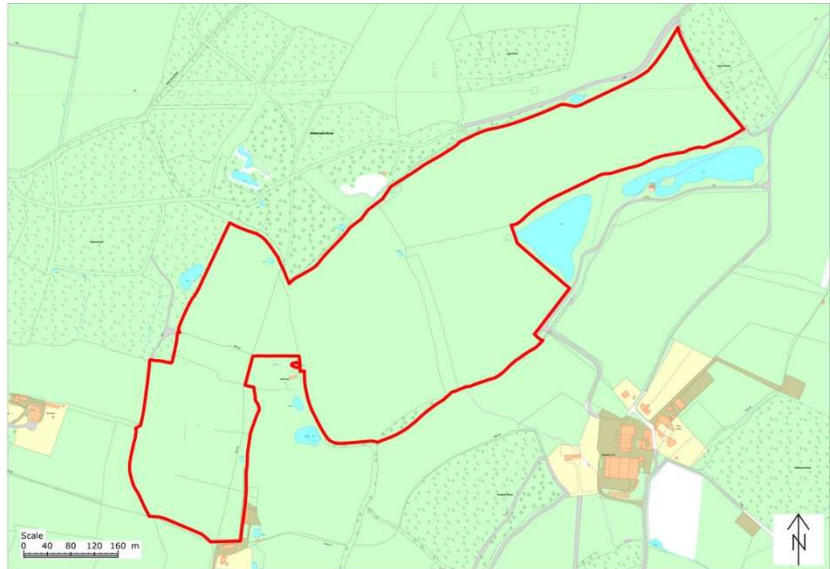
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|---|---|-------------------------------------|------|--|
| Site Ref: | 25PL | | | |
| Site Name: | Finns Farm, Plumpton | | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | | |
| | 2020 CfS | | | |
| | Parish: | | | |
| | Plumpton | | | |
| | Size (hectares): | 5.66 | | |
| | Greenfield/Brownfield: | | | |
| | Greenfield | | | |
| | Distance from Ashdown Forest: | | | |
| | Greater than 7km | | | |
| | Setting of SDNP: | No | | |
| Flood Zone: | 1 | | | |
| Suitability: | Not suitable | | | |
| Availability: | Available | | | |
| Achievability: | Achievable | | | |
| Housing Capacity: | 100 | Employment Floorspace Yield: | 2000 | |
| Renewables/Green Infrastructure | | | | |
| Conclusion: | Not Deliverable or Developable | | | |
| Justification: | <p>The site is unrelated to an existing settlement. The site is adjacent the existing business/industrial use at Old Brickworks, but is not within walking distance of services of Plumpton and no footpath links the site with the existing settlement, making the site car dependant. There is an existing adjacent bus stop providing access to services in wider settlements but with a limited service. Landscape impact concerns, moderate to high landscape and high visual sensitivity as it is open to views from the road and public footpath, elevation of the site makes it more visible and harder to mitigate in longer views. Landscape impact</p> | | | |

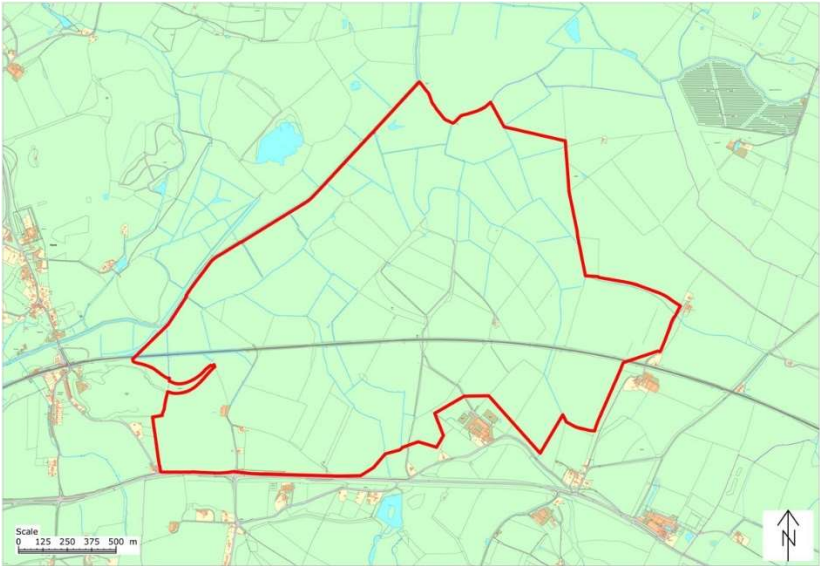
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| | and isolation make the site unsuitable for both residential and employment uses or mixed uses. |
|--|--|

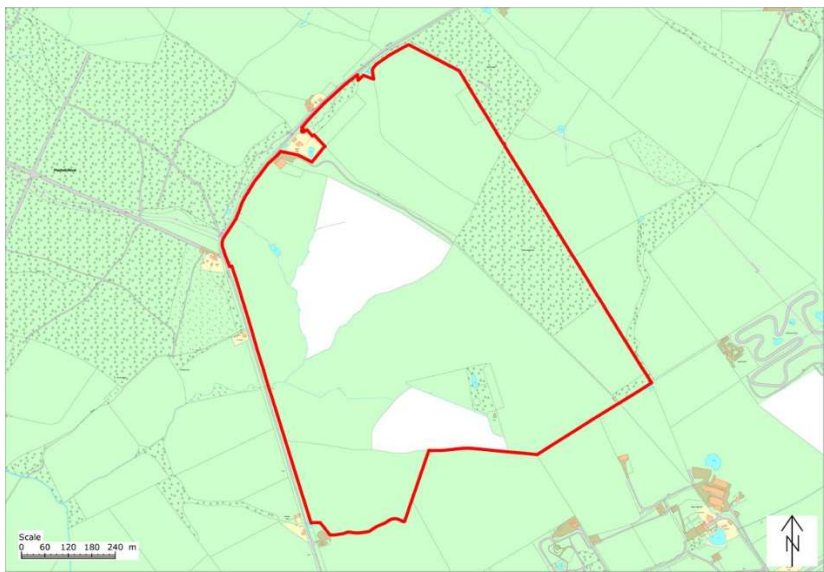
| | | | |
|--|--|-------------------------------------|-----|
| Site Ref: | 53RG | | |
| Site Name: | Bridge Farm, Barcombe Mills Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 0.3 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7KM | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 0 | Employment Floorspace Yield: | 950 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Deliverable | | |
| Justification: | Greenfield site adjacent an existing employment site. Main concern is landscape impact, a high quality development with a landscape mitigation strategy could be an opportunity to enhance views towards new and existing development on this site. An LVIA would be required. ANA, Archaeological potential high, requires a desk-based heritage impact assessment. | | |

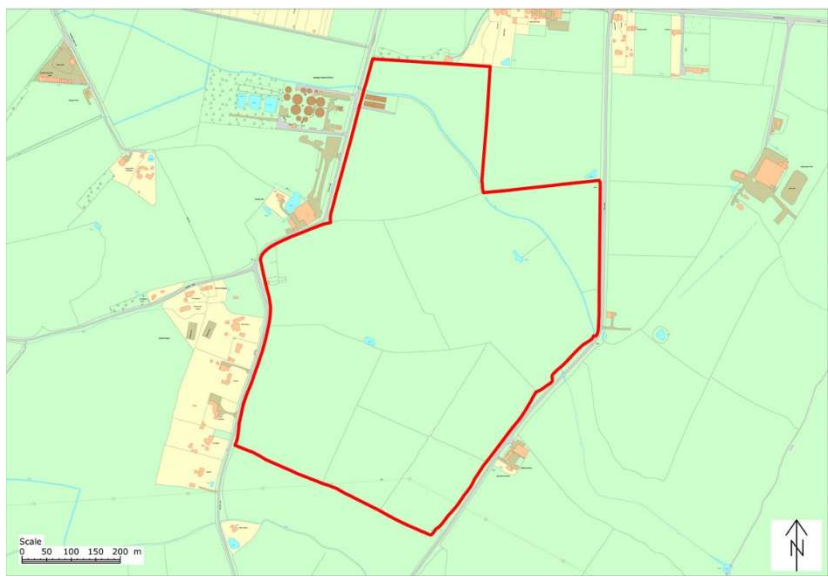
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|--|--|-------------------------------------|-----|
| Site Ref: | 58RG | | |
| Site Name: | Clayhill Nurseries, Uckfield Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 3.82 | |
| | Greenfield/Brownfield: | | |
| | Part Brownfield / Part Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially Suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 50 | Employment Floorspace Yield: | 510 |
| Renewables/Green Infrastructure | | | |
| Conclusion: | Not Deliverable or Developable | | |
| Justification: | Site is isolated and unrelated to an existing settlement, therefore site would be car dependant. Unsuitable for residential development as unsustainable location. Potentially suitable for employment uses. | | |

4. Site Assessment Outcomes – Green Infrastructure and Renewables

| | | | |
|---|--|-------------------------------------|---|
| Site Ref: | 32CH(c) | | |
| Site Name: | Land at Wivelsfield Farm, North Common Road | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Chailey | | |
| | Size (hectares): | 29 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Unknown | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 0 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | SANG | | |
| Conclusion: | Unknown | | |
| Justification: | Unknown at this time if location can deliver requirements of a SANG or need for this in this area. | | |

| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 02FL | | |
| Site Name: | Land north of Firle | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Firle | | |
| | Size (hectares): | 442 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 2/3 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 0 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | Up to 50MW Solar Farm | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>Part of the site may be suitable for a small scale solar development. Main impacts are to the wider landscape given the openness of the land here and the proximity to the National Park. A LVIA would be required to assess the impact and potential scale of any development. Given this is a scoping exercise unknown access acheivability and impacts the site is considered potentially suitable. Considered available as submitted to the CfS, however unknown acheivability given unknown scale.</p> | | |

| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 62RG* | | |
| Site Name: | Land South East of Harveys Lane | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 80 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | No | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Unknown | | |
| Housing Capacity: | 0 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | Up to 50MW Solar Farm | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | <p>The site is being promoted for renewable energy generation, therefore considered to be available. Impacts on the landscape and ecological impacts are the major concern which would need to be addressed through an LVIA and ecology studies. Unknown if a suitable access is achievable for the type of vehicles which would need to service the site. Assessed as potential suitable to consider landscape impact, further assessment could render the site unsuitable. Achievability may be determined when full consideration of ecological and landscape mitigation requirements are considered.</p> | | |

| | | | |
|--|--|-------------------------------------|---|
| Site Ref: | 63RG* | | |
| Site Name: | Land at Neaves Lane Ringmer | | |
|  <p>(C) Crown copyright. All rights reserved. Lewes District Council. LA100019275 2021</p> | Source of Site: | | |
| | 2020 CfS | | |
| | Parish: | | |
| | Ringmer | | |
| | Size (hectares): | 44 | |
| | Greenfield/Brownfield: | | |
| | Greenfield | | |
| | Distance from Ashdown Forest: | | |
| | Greater than 7km | | |
| | Setting of SDNP: | Yes | |
| Flood Zone: | 1 | | |
| Suitability: | Potentially suitable | | |
| Availability: | Available | | |
| Achievability: | Achievable | | |
| Housing Capacity: | 0 | Employment Floorspace Yield: | 0 |
| Renewables/Green Infrastructure | Up to 50MW Solar Farm | | |
| Conclusion: | Potentially deliverable or developable | | |
| Justification: | The site is being promoted for renewable energy generation, therefore considered to be available. Impacts on the landscape are the major concern which would need to be addressed through an LVIA and suitability of potential access. Consideration needs to be given to flooding and archaeology. Assessed as potential suitable to consider landscape impact. | | |