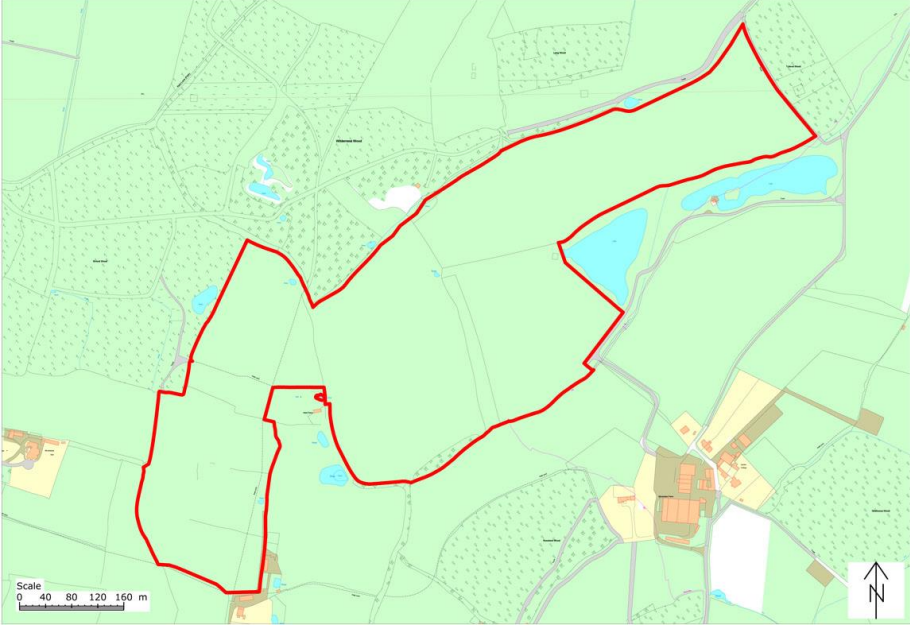


**Site Reference: 32CH(c) Land at Wivelsfield Farm, North Common Road
Deliverability for Green Infrastructure Unknown**

	Parish or Town	
	Chailey	
	Site Area	29 Ha
	Greenfield or Previously Developed: Greenfield	
	Proposed Development	
	Green Infrastructure/SANG	
Site Source		
2020 CfS		
Current or Last Use	Agricultural land	
Recent and Relevant Planning History	No recent or relevant planning history.	

**Suitability Assessment
Potentially Suitable for Green Infrastructure**

It is unknown at this time whether this location can deliver requirements of a SANG or whether there is a need for SANG in this area. This will be considered through the Green Infrastructure Study.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Grade 3 Agricultural Land, Defra predictive best and most versatile land shows area is between moderate and low likelihood of BMV land.
Minerals and Waste Designations	No minerals or waste constraints identified in the adopted Minerals and Waste Plans.
Flood Zone	Flood Risk Zone 1. A small part of the site is subject to low to medium risk of surface water flooding.
Land Contamination	None identified
Topography	None flat site
Environmental Constraints	The site is not located within or adjacent to any identified environmental designations. The site is within the SSSI Impact Risk Zone however the proposed use does not trigger the need to consult Natural England.
Ecological Constraints	No designations on site, but adjacent to the east an area of Ancient Woodland. The site is also in close proximity to Roseland Wood (Ancient Woodland).
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Greater than 7km

Suitability Issue	Suitability Assessment Comments
Availability of Utilities	Unknown and not relevant to green infrastructure proposal. The site is not crossed by known national gas pipes and electricity transmission infrastructure.
Bad Neighbours?	Commercial neighbours at the cluster of farm buildings.
Within Setting of SDNP?	No
Landscape Sensitivity	Green infrastructure proposal should not impact negatively the wider landscape.
Historic Built Environment Constraints	No on site or adjacent listed buildings or conservation areas. Not within an ANA and no known archaeological remains within the site. Mesolithic activity is recorded in the wider area. A number of post-medieval buildings and farmsteads in the wider area and one that may have Saxon origins based on root origin of it's name (Wivelsden Farm - 'Wifel's den' - swine pasture).
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	No bus stops or train station within walking distance of the site.
Active Travel	Public right of way from Strood Gate across the site, and no cycle paths.
Public Rights of Way	Multiple PRoWs run along the site boundary, particularly to the west and south.
Site Access	Existing footpath access to the site from Strood Gate/Nursery Lane. Vehicular access part way up Nursery Lane which is narrow single lane.

Availability Assessment: Available

Availability Issue	Availability Assessment Comments
Ownership	The site is believed to be owned by multiple parties.
Ransom Strips	None identified.
Most Recent Evidence of Intention to Develop	2020 CfS
Phasing Requirements	Single Phase

Achievability Assessment: Unknown

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	Green Infrastructure Study will confirm whether this site meets the requirements of the plan area.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	Unknown at this time if location can deliver requirements of a SANG or need for this in this area.