

# Wealden District Council Site Selection Conclusions Appendix B

Wealden Draft Local Plan (Regulation 18)

March 2024

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**Parish:** Arlington

**Total Number of 'Live' SHELAA Sites:** 46

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

<b>SHELAA Reference</b>	<b>Site Address</b>	<b>Conclusion</b>
594/3300	Ravenscroft, Coldharbour Road, Upper Dicker	The sites are too small for assessment. The sites have therefore been excluded from further assessment.
602/3300	Land at The Ceders, Camberlot Road, Upper Dicker	
792/3300	Land at Coldharbour Road, Upper Dicker	
867/3300	Land at Coldharbour Road, Upper Dicker	
881/3090	Little Mount, Mansers Lane, Lower Dicker	
1041/1310	Robin Post House, Robin Post Lane, Hailsham	

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

<b>SHELAA Reference</b>	<b>Site Address</b>	<b>Conclusion</b>
078/3300	Shermans Oak, Coldharbour Road, Upper Dicker	This site has been granted planning permission (under reserved matters) for 6 net dwellings under planning reference WD/2017/0873/RM and is under construction. The site has therefore been excluded from further assessment.
1042/1310	Land to east of Robin Post Lane, Hailsham	This site has outline planning permission (WD/2020/0311/O) for the phased development of 5 self-build housing plots. The most recent planning application was for the approval of reserved matters WD/2022/0498/RM. The site has therefore been excluded from further assessment.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
531/3300	Land at Old Waye, Michelham Priory Road, Upper Dicker	The sites are disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of these sites does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF.
668/1730	Land adjoining Three Oaks Cottages, Wilbees Road, Arlington	
680/3300	Land adjacent to Camberlot Hall, Camberlot Road, Upper Dicker	
754/1310	Land at Old Barn Farm, Michelham Priory Road, Hailsham	
839/1310	Highlands Farm, Arlington Road West, Hailsham	
843/1310	Plot 4 Knockhatch Wood, Arlington Road West, Hailsham	
844/1310	Highlands Farm Cottage, Arlington Road West	
857/1310	Stables adjacent to Bushfield, Arlington Road West, Hailsham	
859/1310	2 Highlands Farm Cottages, Arlington Road West, Hailsham	
860/1310	Land to the north of Arlington Road West, Hailsham	
866/1310	Arlington Cattery, Little Highlands Farm, Arlington Road, Hailsham	
868/1310	Knockhatch Wood Smallholding, Arlington Road West, Hailsham	
906/1780	Land to the north of Arlington Reservoir, Station Road, Berwick Station	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
775/1310	Land at Paulalyn, Hempstead Lane, Hailsham	The site is almost entirely covered by ancient woodland. The buffer required would result in the site being too small to deliver sustainable development. The site is therefore considered unsuitable and has been excluded from further detailed assessment.
862/1310	Land west of Hempstead Lane, Hailsham	The site is almost entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3b by the Council's own Strategic Flood Risk Assessment (SFRA). The site is therefore considered unsuitable and has been excluded from further detailed assessment.
930/1310	Land at Woodlands, Hempstead Lane, Hailsham	The site is entirely covered by ancient woodland. The site is therefore considered wholly unsuitable for development and has been excluded from further detailed assessment.

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
237/1310	Chicheley Farm, Hempstead Lane, Hailsham	<ul style="list-style-type: none"> <li>The site is located in close proximity to Hailsham and could form part of the comprehensive redevelopment of the wider area, primarily SHELAA Site 825/1310.</li> <li>Over 50% of the site is covered by ancient woodland (an irreplaceable habitat), which would significantly reduce the developable area.</li> <li>The site is considered as highly sensitive within the Council's landscape evidence base, due to its elevated position and the coverage of ancient woodland on site.</li> </ul>

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’:

The following sites are considered ‘reasonable alternatives’ and have been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
015/3300	Field between Adams Cottage and Field House, Coldharbour Road, Upper Dicker	<ul style="list-style-type: none"> <li>The site in isolation is considered to be in an unsustainable location for growth.</li> <li>The site has no existing vehicular or pedestrian access, or connectivity to public transport, services and amenities.</li> <li>If large scale development came forward at SHELAA Site 825/1310, with associated infrastructure and amenities, then this site may be suitable for development, as it would be less detached and isolated from services and facilities.</li> </ul>
044/1310	Arlington Stadium, Arlington Road West, Hailsham	<ul style="list-style-type: none"> <li>The site is isolated, and this would make it unsuitable for residential development.</li> <li>Given the current use of the site, it may be suitable for further employment development.</li> <li>A full transport assessment and modelling work is needed to evaluate the highways impact and ensure that suitable connectivity can be achieved to the existing highway network.</li> <li>Suitable remediation works may also be required if development was to be brought forward to mitigate any potential land contamination, given the site’s existing use and the land adjacent, to the east (SHELAA site 839/1310) being previously used for landfill.</li> </ul>
224/3300	Mayfields Farm, Coldharbour Road	<ul style="list-style-type: none"> <li>The site in isolation is considered to be in an unsustainable location for residential growth.</li> <li>The development of this site would require the provision of a new enhanced vehicular access and pedestrian/cycle links towards the village of Upper Dicker.</li> <li>If large scale development come forward on SHELAA Site 825/1310, with associated infrastructure, services and amenities, then this site may be suitable for development, as it would be less</li> </ul>

SHELAA Reference	Site Address	Conclusion
		isolated and detached from local services and facilities.
405/3300	Brickfields, Coldharbour Road, Upper Dicker	<ul style="list-style-type: none"> <li>The site in isolation is considered to be in an unsustainable location for residential growth.</li> <li>The development of this site would require the provision of a new enhanced vehicular access and pedestrian/cycle links towards the village of Upper Dicker.</li> <li>If large scale development come forward on SHELAA Site 825/1310, with associated infrastructure, services and amenities, then this site may be suitable for development, as it would be less isolated and detached from local services and facilities.</li> </ul>
542/3300	Land at Camberlot Road, Upper Dicker	<ul style="list-style-type: none"> <li>The site is detached from any identified settlement or local facilities and amenities.</li> <li>Any new residential development would require the provision of a new vehicular access and pedestrian/cycle links towards the village of Upper Dicker.</li> <li>Residential development (of 9 (net) dwellings) is being brought forward to the southwest of the site under planning reference WD/2021/1308/F.</li> </ul>
558/3300	Land north of St Bede's Sports Centre, Michelham Priory Road, Upper Dicker	<ul style="list-style-type: none"> <li>The site is located in Upper Dicker, which is not considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>Residential development in this location would form a type of backland development that would not resemble the existing built form of the village that is predominantly linear development along both Coldharbour Road and Camberlot Road.</li> <li>There are also significant concerns relating to the vehicular access point to the site that currently consists of a long, unmade track, which is narrow, with buildings lying either side of the track.</li> </ul>
603/3300	Land off Michelham Priory Road, Upper Dicker	<ul style="list-style-type: none"> <li>This site is subject to an ongoing planning application for 14 houses (reference WD/2020/1174/MAJ), which has yet to be determined by the local</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>planning authority. The site also had a lapsed planning permission for the same level of development (reference WD/2016/1780/MAJ), which was not implemented.</p> <ul style="list-style-type: none"> <li>• The settlement of Upper Dicker is not considered a sustainable settlement within the emerging 'Settlement Hierarchy' for the Local Plan.</li> </ul>
692/1310	Land west of the A22, Hailsham	<ul style="list-style-type: none"> <li>• The development of this site for housing would require significant works to achieve pedestrian access to Hailsham and it is unclear whether this would be possible given the severance by the busy A22 dual carriageway.</li> <li>• If large scale development within this area (SHELAA Site 825/1310) is brought forward, with associated infrastructure and facilities / services and a safe crossing point over the A22, the site may become suitable for development.</li> <li>• The site on its own, may be considered suitable for employment development given its close proximity to the A22 and good road links to the wider area.</li> <li>• The site requires suitable avoidance and mitigation measures to address flood risk.</li> <li>• The site requires suitable buffers to the ancient woodland on site and adjacent.</li> </ul>
751/1310	Land at Hempstead Lane, A22, Hailsham	<ul style="list-style-type: none"> <li>• The site in isolation is considered to be in an unsustainable location for residential growth.</li> <li>• The development of this site would require the provision of a new enhanced vehicular access and also improved pedestrian/cycle links across the A22.</li> <li>• If large scale development came forward on SHELAA Site 825/1310, with associated infrastructure, services and amenities, then this site may be suitable for development, as it would be less isolated and detached from local services and facilities.</li> </ul>
805/1310	Land north west of Hempstead Lane, Hailsham	<ul style="list-style-type: none"> <li>• The development of this site in isolation would be unsuitable in this semi-rural location and would be out of character with the surrounding area, being severed</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<p>from any services and facilities within the adjacent sustainable settlement of Hailsham.</p> <ul style="list-style-type: none"> <li>• The site would need to provide a suitable highway access from the A22 to accommodate the development envisaged and equally provide a safe pedestrian/cycle access to Hailsham and its associated facilities and services.</li> <li>• There are significant constraints in the form of flood risk from the river Cuckmere and surface water flooding, although this could potentially be mitigated through a site specific SFRA.</li> <li>• If large scale development came forward on SHELAA Site 825/1310 (that incorporates this site), with associated infrastructure, services and amenities, then this site may be suitable for development, as it would be less isolated and detached from local services and facilities in Hailsham.</li> </ul>
806/1310	Land at Starnash Farm, Coldharbour Road, Hailsham	<ul style="list-style-type: none"> <li>• In isolation, large scale development of this site would be unsuitable in this semi-rural location and would be out of character with the surrounding area.</li> <li>• The site would need to provide a suitable highway access from the A22 to accommodate the development envisaged and equally provide a safe pedestrian/cycle access to Hailsham and its associated facilities and services.</li> <li>• If large scale development came forward on SHELAA Site 825/1310 (that incorporates this site), with associated infrastructure, services and amenities, then this site may be suitable for development, as it would be less isolated and detached from local services and facilities in Hailsham.</li> </ul>
825/1310	Land to the north west of Hempstead Lane, Hailsham	<ul style="list-style-type: none"> <li>• The development of this site would require significant infrastructure on and off site, particularly in relation to vehicular and pedestrian access, including pedestrian access across the A22 to Hailsham.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• Developing this site would also require careful consideration in relation to impacts on highway capacity on the A22, the Boship roundabout and the 'knock on' impacts for the B2124 at Golden Cross.</li> <li>• The site would need to be carefully masterplanned to allow connectivity across the site, whilst ensuring that the Flood Zones and River Cuckmere are respected.</li> <li>• That the Weald Way and its intrinsically rural features are retained.</li> <li>• That necessary mitigation measures to the South Downs National Park and Michelham Priory are provided.</li> <li>• The site is extensive and close to Hailsham, one of the district's most sustainable settlements, and could deliver a significant contribution to the district's housing needs.</li> </ul>
836/3300	Land to the north of 3 and 4 Crossways Cottages, Camberlot Road, Upper Dicker	<ul style="list-style-type: none"> <li>• The site is not within, or close to a sustainable settlement as defined by the emerging Settlement Hierarchy, but it would be a type of infill development that is in keeping with the immediate surroundings.</li> <li>• The development of the site for housing would require the provision of new vehicular access and also pedestrian and cycle links to Upper Dicker and the wider network.</li> <li>• A transport assessment would be required to establish whether a suitable vehicular access can be established and to determine the highway impact of residential development on Camberlot Road.</li> <li>• There is an extant planning permission for residential development directly to the north of the site (see planning reference WD/2021/1308/F).</li> </ul>
842/1310	Land at Candleford, Arlington Road West, Hailsham	<ul style="list-style-type: none"> <li>• In isolation, large scale development of this site would be unsuitable in this semi-rural location and would be out of character with the surrounding area.</li> <li>• If large scale development within this area came forward as part of a</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>comprehensive redevelopment of the land connected to the A22 and SHELAA site 825/1310, it may be considered suitable for development with associated infrastructure and amenities.</p> <ul style="list-style-type: none"> <li>• Landscape buffering would be required to protect the hedgerows on the site and to reinforce existing field boundaries whilst suitable noise attenuation, due to the proximity of the site to the A22, would also be needed.</li> <li>• Due to the site's proximity to the junction with the A22, it may be more suitable, as part of any comprehensive redevelopment, for purposes other than housing i.e. commercial / employment.</li> </ul>
861/3300	Old Pottery Farm, Coldharbour Road, Upper Dicker	<ul style="list-style-type: none"> <li>• The site in isolation is considered to be in an unsustainable location for residential growth.</li> <li>• If large scale development came forward on SHELAA Site 825/1310, with associated infrastructure and amenities, then this site may be suitable for development, as it would be less detached and isolated from services and facilities.</li> </ul>
873/1310	Bushy Wood Farm, A22, Hailsham	<ul style="list-style-type: none"> <li>• In isolation, large scale development of this site would be unsuitable in this rural location and would be out of character with the surrounding area.</li> <li>• If large scale development within this area came forward as part of a comprehensive redevelopment of the land connected to the A22 and SHELAA site 825/1310, it may be considered suitable for development with associated infrastructure and amenities.</li> <li>• Landscape buffering would be required to protect the hedgerows on the site and to reinforce existing field boundaries whilst suitable noise attenuation, due to the proximity of the site to the A22, would also be required.</li> <li>• Due to the site's proximity to the junction with the A22, it may be more suitable, as part of any comprehensive</li> </ul>

SHELAA Reference	Site Address	Conclusion
		redevelopment, for purposes other than housing i.e. commercial / employment.
878/3300	Robins Nursery, Coldharbour Road, Upper Dicker	<ul style="list-style-type: none"> <li>The site in isolation is considered to be in an unsustainable location for growth, with no existing pedestrian access, or connectivity to public transport, services and amenities.</li> <li>The redevelopment of this site for residential use would involve the loss of a rural business.</li> <li>If large scale development come forward on SHELAA Site 825/1310, with associated infrastructure and amenities, then this site may be suitable for development, as it would be less detached and isolated from services and facilities.</li> <li>Development of the site for employment uses may be suitable, given its existing use.</li> </ul>
887/1310	Knockhatch Farm Cottage, Hempstead Lane, Hailsham	<ul style="list-style-type: none"> <li>The development of this site would create an isolated area of residential development that is detached from Hailsham and any services and facilities, including public transport.</li> <li>If large scale development came forward on SHELAA Site 825/1310, with associated infrastructure and amenities, then this site may be suitable for development, as it would be less detached and isolated from services and facilities.</li> <li>Development would need to avoid parts of the site located within Flood Zones 2 and 3 and suitable buffering be provided to Bramble Grove ancient woodland and Local Wildlife Site (LWS).</li> </ul>
927/1310	Old Barn, Hempstead Lane, Hailsham	<ul style="list-style-type: none"> <li>The development of this site would create an isolated area of residential development that is detached from Hailsham and any services and facilities, including public transport.</li> <li>If large scale development of the wider area came forward on SHELAA Site 825/1310, it may be considered suitable for development, with associated infrastructure and amenities.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• Development would need to consider the setting of the Grade II listed building (Hempstead) located to the northeast of the site and the public right of way (Wealdway long distance path) which runs along the northern boundary.</li> </ul>
928/1310	Grain Cottage, Hempstead Lane, Hailsham	<ul style="list-style-type: none"> <li>• The development of this site would create an isolated area of residential development that is detached from Hailsham and any services and facilities, including public transport.</li> <li>• If large scale development of the wider area came forward on SHELAA Site 825/1310, it may be considered suitable for development, with associated infrastructure and amenities.</li> <li>• Development would need to consider the setting of the Grade II listed building (Hempstead) located to the northeast of the site and the public right of way (Wealdway long distance path) which runs along the northern and western boundaries.</li> </ul>
929/1310	Land at Hempstead Farmhouse, Hempstead Lane, Hailsham	<ul style="list-style-type: none"> <li>• The development of this site would create an isolated area of residential development that is detached from Hailsham and any services and facilities, including public transport.</li> <li>• If large scale development of the wider area come forward on SHELAA Site 825/1310, it may be considered suitable for development, with associated infrastructure and amenities.</li> <li>• Development would need to consider the setting of the Grade II listed building (Hempstead) located to the north of the site.</li> </ul>

**Parish:** Berwick

**Total Number of 'Live' SHELAA Sites:** 5

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
331/1780	Land east of Station Road, Berwick Station	<ul style="list-style-type: none"><li>The site is located at the southeastern edge of Berwick Station, which is considered a 'sustainable settlement' within the emerging 'Settlement Hierarchy' of the Local Plan</li></ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>The site would form backland development in a settlement that has an existing linear built form and would not relate well to the character of the area.</li> <li>The transport demands for housing at this scale cannot be accommodated through the existing vehicular access.</li> <li>There is no scope to provide a vehicular access onto Chilver Bridge Road to the south, due to the required sightlines being unachievable due to the speed limit and bend in the road.</li> <li>The applicant has not demonstrated that a suitable vehicular access could be achieved via land to the southwest.</li> </ul>

#### SHELAA sites taken forward to ‘Sustainability Appraisal (SA)’

The following sites are considered ‘reasonable alternatives’ and have been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
616/1780	Land at Brookfield Nursey, Station Road, Berwick Station	<ul style="list-style-type: none"> <li>The site is located at the southeastern edge of Berwick Station, which is considered a ‘sustainable settlement’ within the emerging ‘Settlement Hierarchy’ of the Local Plan.</li> <li>The development of this site for housing would require the provision of an upgraded vehicular access from Station Road and improvements to pedestrian connectivity.</li> <li>Housing development may be out of keeping with the existing character of the area, which is predominantly comprised of detached dwellings with large gardens in linear form along Station Road.</li> </ul>
617/1780	Land north of Recreation Ground, Station Road, Berwick Station	<ul style="list-style-type: none"> <li>The site is located at the northwestern edge of Berwick Station, which is considered a ‘sustainable settlement’ within the emerging ‘Settlement Hierarchy’ of the Local Plan.</li> <li>The development of this site for housing would need to consider the provision of an upgraded vehicular access from Station Road and improvements to</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>pedestrian connectivity along Station Road.</p> <ul style="list-style-type: none"> <li>• Development of the site would also need to consider the surface water flood risk within the site, the pylons on the eastern boundary and to ensure the protection of the Arlington Reservoir SSSI to the northeast.</li> <li>• The development of western part of this site for housing would be out of keeping with the existing character of the area, which is predominantly comprised of linear dwellings form along Station Road.</li> <li>• Development on the eastern part of the site would relate well to the existing character of the area.</li> </ul>
619/1780	Land west of Station Road, Berwick Station	<ul style="list-style-type: none"> <li>• The site is located within Berwick Station, which is considered a 'sustainable settlement' within the emerging 'Settlement Hierarchy' of the Local Plan.</li> <li>• The development of this site for housing would need to consider the provision of an upgraded vehicular access from Station Road and improvements to pedestrian connectivity along Station Road.</li> <li>• The development of this site for housing would potentially be out of keeping with the existing character of the area, which is predominantly comprised of dwellings in a linear form along Station Road.</li> <li>• The site is well screened on the western boundary by existing woodland, which helps integrate the site into the existing built form of Berwick Station.</li> </ul>
822/1780	Land to north east of Berwick Station, Station Road, Berwick Station	<ul style="list-style-type: none"> <li>• The site is located within the centre of Berwick Station, which is considered a 'sustainable settlement' within the emerging 'Settlement Hierarchy' of the Local Plan.</li> <li>• The eastern part of the site without planning permission is some distance from Station Road.</li> <li>• The development of the site would need to consider the provision of a vehicular and pedestrian access via Station Road, although this has been proven to be</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<p>suitable as part of the planning application process for the western part of the site.</p> <ul style="list-style-type: none"> <li>• The development of the site would need to consider surface water flood risk and the impact of the adjacent railway line and Wastewater Treatment Works, in relation to noise and odour.</li> <li>• The development of the site would potentially have an impact upon the setting of the South Downs National Park.</li> <li>• Further investigation work would be required to determine whether there are archaeological remains within the site.</li> <li>• The development of the eastern part of this site for housing would be out of keeping with the existing character of the area, which is predominantly comprised dwellings in a linear form along Station Road.</li> </ul>

**Parish:** Buxted

**Total Number of 'Live' SHELAA Sites:** 40

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

<b>SHELAA Reference</b>	<b>Site Address</b>	<b>Conclusion</b>
288/1990	Land at Lynton, Five Ash Down	The site is too small for assessment. The site has therefore been excluded from further assessment.
295/1990	Land behind Willow House, Coopers Green, Five Ash Down	
296/1990	Rockdene, Coopers Green, Five Ash Down	
667/1990	Land at Milestones, A272, Five Ash Down	
1156/1840	Moorings, High Street, Buxted	

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

<b>SHELAA Reference</b>	<b>Site Address</b>	<b>Conclusion</b>
156/1840	Pound Green Nurseries, Pound Green, Buxted	The site, excluding the existing dwelling, is excluded from further assessment as it has been granted full planning permission for 9 (net) dwellings under planning reference WD/2021/2766/F.
214/1990	Land at Coopers Row, Five Ash Down	The site is excluded from further assessment as it has been granted a resolution to approve planning permission for 40 (net) dwellings under planning reference WD/2021/1895/MAO, subject to Southern Water confirming that they can provide foul sewerage disposal and a Section 106 Agreement.
290/1990	Land north of Pine Cottage, Coopers Green, Five Ash Down	The site is excluded from further assessment as it has been granted outline planning permission for 35 (net) dwellings under reference WD/2020/1088/MAO.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
978/1840	Land adjacent to Tanyard's Farmhouse, Framfield Road, Buxted	The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
179/1630	Poundgate Park, Uckfield Road, Poundgate	The site is excluded from further assessment as it is located within 400m buffer zone of the Ashdown Forest SPA and has been put forward for residential development. Additional residential development is precluded in this location, as its impact cannot be appropriately mitigated.
447/1110	Land adjacent Crowborough Hall, Uckfield Road Crowborough	The site is excluded from further assessment as it is located within 400m buffer zone of the Ashdown Forest SPA and has been put forward for residential development. Additional residential development is precluded in this location, as its impact cannot be appropriately mitigated.

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/ achievability:

SHELAA Reference	Site Address	Conclusion
031/1990	Land south of Millwood Lane, Five Ashdown	<ul style="list-style-type: none"> <li>The site is comprised of woodland that covers the entirety of the site and there is a Tree Preservation Order (TPO) to the frontage with Millwood Lane.</li> <li>There is no suitable vehicular access to the site at present. Millwood Lane is narrow and unlikely to be able to serve a housing development of this nature.</li> <li>The 2023 Landscape Sensitivity Assessment states that the site is moderate to highly sensitivity in part due to the extensive areas of priority habitat deciduous woodland, the relatively strong sense of tranquillity and informal recreational opportunities it provides.</li> <li>The redevelopment of the site for housing would mean the substantial loss of ecological assets on site, including woodland that is unlikely to be replaced on site.</li> </ul>
042/1840	Land to the south west of Lower Totease Farm, Framfield Road, Buxted	<ul style="list-style-type: none"> <li>The site is located adjacent to Buxted, which is considered a sustainable location for development.</li> <li>The development of this site for housing would need to consider the ancient woodland (Nursery Wood) to the south and the noise generated from the railway line to the west.</li> <li>The development of this site would also result in the loss of land located within a BOA.</li> <li>The transport demands for housing at this scale cannot be accommodated through this existing vehicular access, with no scope to improve this, as the initial section of the access road is under third party ownership.</li> </ul>
163/1840	Talbot Ghyll Site A, Redbrook Lane, Buxted	<ul style="list-style-type: none"> <li>The site is located adjacent to Buxted, which is considered a sustainable location for development; however, the site is distinctly separate from the existing</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>built form of the settlement by agricultural land and Redbrook Lane.</p> <ul style="list-style-type: none"> <li>The site would be required to take into consideration the setting of the Grade II Listed Building (The Pound Green) and the impact of development upon the countryside landscape to the east of Buxted.</li> <li>Creating a safe access to the site both for vehicles and pedestrians would not be possible, given the narrow nature of Redbrook Lane with limited vehicle movements at this juncture, with no opportunities to widen this due to third party land.</li> </ul>
164/1840	Pound Green Oast, A272. Buxted	<ul style="list-style-type: none"> <li>The site is located adjacent to Buxted, which is considered a sustainable location for development; however, the site is distinctly separate from the existing built form of the settlement by agricultural land and Redbrook Lane.</li> <li>The site would be required to take into consideration the setting of the Grade II Listed Building (The Pound Green) and the impact of development upon the countryside landscape to the east of Buxted.</li> <li>Creating a safe access to the site both for vehicles and pedestrians would not be possible, given the narrow nature of Redbrook Lane with limited vehicle movements at this juncture, with no opportunities to widen this due to third party land.</li> </ul>
234/1840	Land at Taylors Shaw, Framfield Road, Buxted	<ul style="list-style-type: none"> <li>Most of the site (southern part) lies in an unsustainable location for growth due to its rural location and backdrop and lack of relationship with the existing settlement of Buxted to the northwest.</li> <li>The land to the north of the pond lies in a more sustainable location for growth, relating better to the existing built form of development.</li> <li>There is a detrimental landscape impact of this development, particularly upon the ancient woodland, priority habitat and</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>trees subject to a group TPO within the site and along its boundaries.</p> <ul style="list-style-type: none"> <li>• The site cannot achieve a suitable vehicular access onto Framfield Road due to insufficient visibility in this location.</li> </ul>
253/1840	Land to the rear of The White Hart, Station Road, Buxted	<ul style="list-style-type: none"> <li>• The site is located in close proximity to the main built form of Buxted to the east, which is considered a sustainable location for development.</li> <li>• The site would need to take into consideration the setting of the Grade II Listed Building (The White Hart) and the impact of development upon the semi-rural landscape to the west of Buxted.</li> <li>• Consideration would also be required for the ancient woodland (Parsonage Wood) that lies adjacent to the site, priority habitats, Buxted Wastewater Treatment Works and the risk of flooding associated with the River Uck to the west of the site.</li> <li>• The site cannot be provided with a suitable vehicular and pedestrian access owing to the flood constraints at the existing vehicular access and would need third-party land to overcome this.</li> </ul>
721/1840	Land at Hurstwood Road, Buxted	<ul style="list-style-type: none"> <li>• The western field and the northern part of the eastern field are considered an unsustainable location for growth and are likely to have a detrimental impact upon the countryside landscape to the northwest of Buxted, as well as lacking a visual and physical relationship with the settlement's built form.</li> <li>• The site cannot achieve a suitable vehicular access to this part of the site, as the transport demands for housing at this scale cannot be accommodated via Hurstwood Road, with no scope to improve this due to third party land ownership.</li> <li>• Development of the site would have a significant impact upon the setting of the Grade II Listed Building (The Almhouses) that lies adjacent the site's south-western boundary, which would be difficult to mitigate.</li> </ul>

SHELAA Reference	Site Address	Conclusion
730/1840	Lane adjoining Limes Lane, Buxted	<ul style="list-style-type: none"> <li>• The site is located in a relatively sustainable location for development to the south of Buxted, albeit separated from the main built form of the settlement by an extensive landscape buffer.</li> <li>• The site would need take into consideration the setting of a Grade II Listed Building (Potters Green House), ancient woodland, a group TPO and priority habitat that lie adjacent to the site's boundaries.</li> <li>• The site cannot be provided with a suitable vehicular and pedestrian access due to the narrow form of Limes Lane. A vehicular access cannot be achieved through the existing residential development that lies to the north of the site.</li> </ul>
971/1840	Land at Church Lane, Buxted	<ul style="list-style-type: none"> <li>• The site is located in a relatively sustainable location for development to the north of Buxted, albeit separated from the main built form of the settlement.</li> <li>• Development in this location would have a highly detrimental impact upon the high-quality landscape located towards the north of Buxted that cannot be mitigated, due to the sites prominent position within the landscape (it is evidenced as moderate to highly sensitive to new development in the landscape evidence).</li> <li>• The site cannot be provided with a suitable vehicular and pedestrian access due to the narrow form of Church Lane, which cannot be widened due to third party ownership.</li> </ul>
1103/1840	Hildenvale, Redbrook Lane, Buxted	<ul style="list-style-type: none"> <li>• The site is located in a relatively sustainable location for development to the north of Buxted.</li> <li>• Development of this site would have a significantly detrimental landscape impact due to the site's topography providing far reaching views across the high-quality landscape to the north of Buxted (it is evidenced as moderate to highly sensitive to new development in the landscape evidence).</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>A suitable vehicular and pedestrian access cannot be achieved, due to the narrow form of Redbrook Lane, which cannot be widened due to third party ownership. These issues have also been set out within the appeal decision for this site under planning reference WD/2020/1823/O.</li> </ul>
1104/1840	Land on the east side of Redbrook Lane, Buxted	<ul style="list-style-type: none"> <li>The site is located adjacent the sustainable settlement of Buxted; however, the site is severed from the main built form of the settlement by agricultural fields to the south.</li> <li>Development of this site would have a significant detrimental impact on the landscape due to the site's topography providing far reaching views across the high-quality landscape to the north of Buxted (it is evidenced as moderate to highly sensitive to new development in the landscape evidence).</li> <li>The site cannot be provided with a suitable vehicular and pedestrian access due to the narrow form of Redbrook Lane, which cannot be widened due to third party ownership.</li> </ul>

#### SHELAA sites taken forward to 'Sustainability Appraisal (SA)'

The following sites are considered 'reasonable alternatives' and have been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
001/1410	Land east of Coopers Green Road, Ringles Cross	<ul style="list-style-type: none"> <li>The site is considered to be in a sustainable location for growth, located in close proximity to Uckfield to the south within Ringles Cross.</li> <li>The development of this site for housing would need to take into consideration the Grade II* Listed Park and Garden (Buxted Park) that lies to the east, the ancient woodland located within and adjacent to the site that is also classified as a priority habitat.</li> <li>The site would also need to consider highways improvements for an upgraded</li> </ul>



SHELAA Reference	Site Address	Conclusion
		vehicular access and provision of new pedestrian and cycle links on the east side of Coopers Green Road.
020/1990	Land at Coopers Green, Buxted Road, Five Ash Down	<ul style="list-style-type: none"> <li>The site is located adjacent to a sustainable settlement.</li> <li>The site would need to take into consideration the impact of development upon the Grade II* Listed Park and Garden (Buxted Park) and the two Grade II Listed Buildings (Coopers Green Farmhouse and Pottery).</li> <li>Given the site's topography and elevated position within the landscape, development is considered to have a significant impact upon the rural setting and character of the countryside to the east of Five Ash Down (it is evidenced as moderate to highly sensitive to new development in the landscape evidence).</li> <li>The site would also need to consider highways improvements for an upgraded vehicular access and provision of new pedestrian and cycle links on the north side of Lephams Bridge Road.</li> </ul>
026/3225	Land opposite Roundwood, Coopers Green Road, Ringles Cross	<ul style="list-style-type: none"> <li>The site is in a sustainable location for growth, located in close proximity to services and amenities located in Ringles Cross and Uckfield to the south.</li> <li>The development of the site would need to consider highways improvements for an upgraded vehicular access and provision of new pedestrian and cycle links on the east side of Coopers Green Road.</li> <li>The site would also need to take into consideration the deciduous woodland located within the western part of the site and the ancient woodland (Views Wood) that lies within the Grade II* Listed Historic Park and Garden (Buxted Park).</li> <li>The site comprises of an existing playing field that would need to be re-provided elsewhere.</li> </ul>
027/1840	Lower Totease Farm, Framfield Road, Buxted	<ul style="list-style-type: none"> <li>The site is in a sustainable location for growth at Buxted.</li> <li>The development of the site for housing would need to consider highways</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>improvements for an upgraded vehicular access and the provision of a new pedestrian access via Framfield Road.</p> <ul style="list-style-type: none"> <li>The site would also be required to consider the noise generated from the existing business, should this remain following the redevelopment of the site.</li> </ul>
045/1990	Land at Belfort House, Five Ash Down	<ul style="list-style-type: none"> <li>The site is in a sustainable location for growth, close to amenities and sustainable travel options in Five Ash Down and Uckfield.</li> <li>The site cannot achieve a suitable vehicular access in isolation as the transport demands for housing at this scale cannot be accommodated through this existing vehicular access.</li> <li>It is considered that the site may be able to achieve a suitable vehicular access via land to the south (SHELAA Site 058/1990).</li> </ul>
058/1990	Land at The Walled Garden, Five Ash Down	<ul style="list-style-type: none"> <li>The site is in a sustainable location for growth, close to amenities and sustainable travel options in Five Ash Down and Uckfield.</li> <li>The development would need to consider highways improvements for an upgraded vehicular access from Five Ash Down to the west via The Walled Garden.</li> <li>The site would also be required to consider the impact upon the trees on the eastern boundary that are protected by a group TPO.</li> <li>Development must also consider the four Listed Buildings near the site, particularly, Coopers Green Farmhouse, given the reasons for dismissal of a planning appeal for residential development on the site under planning reference WD/2021/1419/MAO.</li> </ul>
113/1990	Willows Sawmill, Millwood Lane, Five Ash Down	<ul style="list-style-type: none"> <li>The site is in close proximity to Five Ash Down, which is considered a sustainable location for development; however, the site is distinctly separate from the existing built form of the settlement.</li> <li>The development of this site would be required to take into consideration the noise generated from the A26, and the</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>potential land contamination issued resulting from the current use of the site.</p> <ul style="list-style-type: none"> <li>• The transport demands for housing at this scale cannot be accommodated via Millwood Lane due to its narrow form, with no scope to improve this due to third party land ownership.</li> </ul>
146/1840	Land east of Great Totease Farm, Church Road, Buxted	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth, close to amenities and sustainable travel options in Buxted.</li> <li>• The site would need to provide a suitable vehicular access from Iron Plat Lane or Mead Lane to the south.</li> <li>• The site would also be required to consider the impacts of development upon the landscape to the north of the site and the setting of the Grade II Listed Building (Totease Farm) to the east.</li> <li>• Measures would be required to mitigate any impact from the Buxted Water Treatment Works for the future amenity of the occupiers of the development.</li> </ul>
181/1840	Westbury, Limes Lane, Buxted	<ul style="list-style-type: none"> <li>• The site is located adjacent to Buxted, which is considered a sustainable location for development; however, the site is distinctly separate from the existing built form of the settlement by Limes Lane.</li> <li>• The site would be required to take into consideration the setting of the Grade II Listed Building (The Pound Green) and the impact of development upon the countryside landscape to the southeast of Buxted.</li> <li>• The site must be able to demonstrate that an improved vehicular/pedestrian access to the site is achievable via a remodelled Limes Lane/A272 junction.</li> </ul>
191/1840	Land to east of Buxted, Pound Green, Buxted	<ul style="list-style-type: none"> <li>• Most of the site (below the Public Right of Way) lies in an area that would have a detrimental landscape impact upon the countryside to the southeast of Buxted.</li> <li>• The northern part of the site (existing dwelling and garden) lies in a more sustainable location for growth and would have a lesser impact upon the landscape.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• Development on this part would need to provide a suitable buffer to the ancient woodland and the protection of deciduous woodland within this part of the site.</li> <li>• The site must also be able to demonstrate that an improved vehicular/ pedestrian access to the site is achievable via a remodelled Limes Lane/A272 junction or via the creation of a new vehicular access to the north on the A272.</li> </ul>
291/3225	Land behind the Croft, Coopers Green Road, Ringles Cross	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth, within close proximity of the services and amenities located within Five Ash Down and Uckfield.</li> <li>• The site requires the provision of a new vehicular access and pedestrian/cycle links towards Uckfield.</li> <li>• The site would be required to take into consideration the ancient woodland (Views Wood), priority habitat and the Grade II* Listed Buxted Park, that adjoins the site's eastern boundary.</li> </ul>
635/1990	Land at Millcroft, Five Ash Down	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth, close to amenities and sustainable travel options in Ringles Cross and Uckfield.</li> <li>• The site cannot achieve a suitable vehicular access in isolation, as the transport demands for housing at this scale cannot be accommodated through this existing vehicular access, which has limited scope to improve due to third party land ownership.</li> <li>• The site may be able to achieve a suitable vehicular access via land to the south (SHELAA Site 058/1990).</li> </ul>
744/1840	Land at Holly Farm, Station Road, Buxted	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth, close to amenities and sustainable travel options in Buxted.</li> <li>• The eastern part of the site is not considered appropriate given the impacts of development upon the setting of the Grade II* Listed Historic Park and Garden (Buxted Park) that cannot be mitigated</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>due to the site's topography in this part of the site.</p> <ul style="list-style-type: none"> <li>• Development on the lower lying western part of the site is considered more appropriate, given the more limited landscape impact.</li> <li>• The site would still need to consider the Grade II Listed Building (The White Hart Inn) to the north and provide mitigation measures to the potential impacts of the Buxted Water Treatment Works that lies to the north of the site in relation to residential amenity.</li> <li>• A new vehicular and pedestrian access to the site would also require consideration.</li> </ul>
975/3225	Land opposite Roundwood, Coopers Green Road, Ringles Cross	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth, located in close proximity to services and amenities located in Ringles Cross and Uckfield to the south.</li> <li>• The site would need to consider highways improvements for an upgraded vehicular access and the provision of new pedestrian and cycle links on the east side of Coopers Green Road.</li> <li>• Development must also take into consideration the ancient woodland (Views Wood) that lies within the Grade II* Listed Historic Park and Garden (Buxted Park) to the east.</li> </ul>
1005/1410	Land at Mockbeggar Farm, London Road, Uckfield	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth, located in close proximity to services and amenities located in Ringles Cross and Uckfield to the south.</li> <li>• The site would need to consider highways improvements for an upgraded vehicular access and the provision of new pedestrian and cycle links on the east side of London Road.</li> <li>• Development must also take into consideration the impact of development upon the landscape of the area including the adjacent ancient woodland (Round Wood) and priority habitats.</li> </ul>
1102/1840	Land to the north of the A272, west of Buxted	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth, close to amenities and sustainable travel options in Buxted.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• Development on the western part of the site is not considered appropriate, due to the site's topography in this location and the impacts of development upon the historic setting of the Grade II* Listed Historic Park and Garden (Buxted Park) and the Grade II* Listed Building (Harrock House).</li> <li>• Development on the lower lying eastern part of the site is considered more appropriate, given the lesser landscape and heritage impacts.</li> <li>• The ancient woodland (Parsonage Wood/Sedgy Wood), priority habitats, group TPOs and the flood risk associated with the River Uck as well as the Buxted Wastewater Treatment Works must all be considered.</li> <li>• A new vehicular and pedestrian access to the site would also require consideration.</li> </ul>
1154/1840	Land north of A272, adjacent to Brown Heath House, Pound Green, Buxted	<ul style="list-style-type: none"> <li>• The site is in a relatively sustainable location for development to the east of Buxted, albeit separated from the main built form of the settlement by agricultural fields to the south and Redbrook Lane to the west.</li> <li>• The development would need to take into consideration the setting of the Grade II Listed Building (The Pound Green) and the impact of development upon the countryside landscape to the east of Buxted.</li> <li>• A new or significantly upgraded vehicular and pedestrian access to the site from the A272 would also require consideration, including the provision of pedestrian footways.</li> </ul>
1199/1990	Land east of Five Ash Down Road, Five Ash Down	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth, located in close proximity to services and amenities in Five Ash Down.</li> <li>• The site would be of a significant scale and would be at odds with the largely linear settlement pattern of Five Ash Down.</li> <li>• Development on this site would need to consider ancient woodland that adjoins</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>the sites boundaries (Bevingford Shaw 1 and Olivespit), the latter of which is also classified as a priority habitat.</p> <ul style="list-style-type: none"> <li>• The development of this site would also have a detrimental impact upon the landscape to the northeast of Five Ash Down and would impact upon the historic setting of two Grade II Listed Buildings.</li> <li>• A new or significantly upgraded vehicular and pedestrian access to the site from Five Ash Down Road would also require consideration, including the provision of pedestrian footways.</li> </ul>

**Parish:** Chalvington with Ripe

**Total Number of 'Live' SHELAA Sites:** 7

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
1085/3230	Deanland Wood Park, Deanland Road, Ripe	This site has planning permission (WD/2020/0361/MAJ) for 105 permanent residential caravans (under Use Class C3). The site has therefore been excluded from further assessment.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
823/3230	Land at Roseneath Farm, Mill Lane, Ripe	Part of this site has planning permission (WD/2019/0989/F and WD/2019/0988/F) for the residential development. The remainder of the site is within Flood Zone 3 and not suitable for any further residential development. The site has therefore been excluded from further assessment.
850/3230	Land at Mill Lane and Firle Lane, Ripe	The majority of the site is within Flood Zone 3 and not suitable for further development. The site has therefore been excluded from further assessment.



**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
173/3230	Land between Pepperham and Roslings, Mark Cross Lane, Ripe	<ul style="list-style-type: none"> <li>• This site is not in a sustainable location for growth.</li> <li>• The development of this site would require the provision of upgraded vehicular access and pedestrian/cycle links towards the village centre as well as improvements to the junction of Mark Cross Lane with The Street and Mill Lane.</li> <li>• The site has substantial landscape sensitivity given that it is visible from the South Downs National Park.</li> <li>• The site is likely to cause harm to the Grade II listed building named 'Pepperham' adjacent to the site and the Grade II* listed Manor House opposite the site, along with the site being located within the Ripe and Eckington Conservation Area and an area of archaeological interest.</li> </ul>
1185/3230	Church Farm, Church Lane, Ripe	<ul style="list-style-type: none"> <li>• The site is in an unsustainable location for growth.</li> <li>• The development of this site would require the provision of substantial improvement to Church Lane to provide a suitable vehicular access and pedestrian/cycle links towards the village centre and other settlements.</li> <li>• The development of the site would likely cause harm to the Grade II* listed building named 'Eckington Manor', the Grade II listed Garden Wall and Gates at Eckington Manor adjacent to the site and the Grade I listed church (named St John the Baptist), which lies to the southeast of the site and is clearly visible from within the site's boundaries.</li> </ul>

SHELAA Reference	Site Address	Conclusion
1186/3230	Land east of Church Farm, Church Lane, Ripe	<ul style="list-style-type: none"> <li>The site is in an unsustainable location for growth.</li> <li>The development of this site would require the provision of a new access and would require a substantial improvement to Church Lane to provide a suitable vehicular access and pedestrian/cycle links towards the village centre and other settlements.</li> <li>The development of the site would likely cause harm to the Grade II* listed building named 'Eckington Manor', the Grade II listed Garden Wall and Gates at Eckington Manor adjacent to the site and the Grade I listed church (named St John the Baptist), which lies to the southeast of the site.</li> </ul>

SHELAA sites taken forward to '**Sustainability Appraisal (SA)**':

The following site is considered a 'reasonable alternative' and has been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
345/3230	Follengers Field, Church Lane, Ripe	<ul style="list-style-type: none"> <li>The site could be considered as infill development within an existing village, albeit that Ripe is considered in the emerging Wealden Local Plan as an unsustainable settlement in the 'Settlement Hierarchy'.</li> <li>The development of this site for housing would require the provision of a new vehicular access and pedestrian/cycle links towards the village centre.</li> <li>Improvements will need to be made on the narrow Church Lane to ensure that suitable passing points and pedestrian access along the road is achieved.</li> <li>Development along the frontage part of the site along Church Lane may be suitable as sufficient scope exists to mitigate any impact development would have on the wider landscape.</li> <li>The site would need to take into consideration the Grade II* listed building</li> </ul>

SHELAA Reference	Site Address	Conclusion
		named 'Eckington Manor' that is located adjacent to the site's eastern boundary.

**Parish:** Chiddingly

**Total Number of 'Live' SHELAA Sites:** 20

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
108/3090	Land adjoining The Old Mill Caravan Park, Chalvington Road, Lower Dicker	The site is too small for assessment. The site has therefore been excluded from further assessment.

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
094/1630	Land adjoining Prices Farm, Swansbrook Lane, Gun Hill	The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.
153/1630	Land to the rear of Lilac Cottage, Whitesmith Lane, Whitesmith	
718/1950	Broomfield Farm Caravan Park, Stalkers Lane, East Hoathly	
760/3090	Land adjacent to Carewell House, Chalvington Road, Lower Dicker	
953/1880	Land at Latchetts Caravan and Camp Site, Highlands Road, Chiddingly	
1112/3090	Tudor Cottage, Holmes Hill, Lower Dicker	
1188/1630	Land at Pinewood, Vert Lane, Whitesmith	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
229/1880	Land at Honeywick Lane, Chiddingly	<ul style="list-style-type: none"> <li>The site is located within an unsustainable location for growth.</li> <li>The development of this site would be harmful to the historic nature of the local area due to the proximity of the Conservation Area and other designated heritage assets.</li> <li>It would not be possible to provide suitable vehicular access to the site from either Highland Lane or Parsonage Lane due to the narrowness of the roads and poor visibility at the site's existing access.</li> </ul>
1084/1880	Land at Green Farm, Muddles Green, Chiddingly	<ul style="list-style-type: none"> <li>The site is within the rural settlement of Muddles Green and is isolated from many facilities and amenities that are needed for residential development.</li> <li>The vehicular access will either require agreement to use from a third-party or for a potential new vehicular access to be created, but this would involve hedgerow and tree clearance and suitable visibility splays being achievable.</li> <li>The scheme would need to consider the impact the development would have on the setting of the many listed buildings in the area.</li> </ul>

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’:

The following sites are considered ‘reasonable alternatives’ and have been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
220/3090	The Crofters and The Old Depot, Golden Cross, Lower Dicker	<ul style="list-style-type: none"><li>• Development of this site for housing would be considered unsuitable given its location, remote from public transport, local facilities and services and due to the surrounding land uses.</li><li>• Small-scale employment uses maybe more suitable.</li><li>• The vehicular/pedestrian access may need to be widened to gain the visibility splays required to serve a greater quantum of development.</li><li>• Any development would be required to provide appropriate buffering to residential properties located adjacent to the site.</li><li>• Due to the risk of surface water flooding, SuDS would be required as part of any development to overcome this constraint.</li></ul>
802/3090	Land to the rear of Terra, The Dicker, Lower Dicker	<ul style="list-style-type: none"><li>• The site would be unsuitable for residential development due to its isolation from any settlement.</li><li>• The site is considered to have potential for business growth and would assimilate with the existing commercial development along the A22.</li><li>• Any development should be designed to incorporate landscaping comprising species that are in character with the locality, softens, and defines the settlement edge.</li><li>• Any development will also need to consider the residential amenity of existing dwellings on the southern boundary.</li><li>• The site would need to be developed in conjunction with any proposed adjoining land to provide a suitable vehicular access for the site.</li></ul>

SHELAA Reference	Site Address	Conclusion
880/3090	Marigolds Farm, Nash Street, Lower Dicker	<ul style="list-style-type: none"> <li>• The site would be unsuitable for residential development due to its isolation from any settlement.</li> <li>• The site is considered to have potential for growth of the existing commercial development along the A22.</li> <li>• Any development should be designed to incorporate landscaping comprising species that are in character with the locality, softens, and defines the settlement edge.</li> <li>• Any development will also need to consider the residential amenity of existing dwellings on the southern boundary.</li> <li>• The site would need to be developed in conjunction with any proposed adjoining development to provide a suitable vehicular access for the site.</li> </ul>
888/3090	Land at Marigolds Farm, Nash Street, Lower Dicker	<ul style="list-style-type: none"> <li>• The site would be unsuitable for residential development due to its isolation from any settlement.</li> <li>• The site is considered to have potential for growth of the existing commercial development along the A22.</li> <li>• The development should be designed to incorporate landscaping comprising species that are in character with the locality, softens, and defines the settlement edge.</li> <li>• The site would need to consider the setting of the Grade II listed building named 'Robin Mead' located northeast of the site.</li> <li>• The site would need to be developed in conjunction with any proposed adjoining development to provide a suitable vehicular access for the site.</li> </ul>
921/1630	Land to the south of the Woodland Centre, A22, Whitesmith	<ul style="list-style-type: none"> <li>• The site would be unsuitable for residential development due to its isolation from any settlement.</li> <li>• The site is considered to have potential for growth of the existing commercial development to the north of the site along the A22.</li> <li>• Any development should be designed to incorporate noise attenuation buffers to</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>mitigate noise from the A22 and Woodland Centre which adjoins the site to the north.</p> <ul style="list-style-type: none"> <li>• The design of the site should consider a suitable buffer to the ancient woodland to the north, south and west as well as the local wildlife site, named Kiln Wood, to the south.</li> <li>• It is not possible to provide a vehicular access to the A22 due to the ancient woodland that fronts onto the highway.</li> <li>• The development would need to provide a vehicular access through the adjacent industrial estate to the north with any needed improvements to its existing access to provide a suitable access for further intensification.</li> </ul>
922/1880	Willetts Farm, Muddles Green, Chiddingly	<ul style="list-style-type: none"> <li>• The design of the site would need to limit the potential detrimental impacts on the historic nature of the local area due to the site's close proximity to the Conservation Area and a number of listed buildings and therefore limit development on the southern fields of the site.</li> <li>• The existing access from The Street for the site is a suitable vehicular access for the development but would need to install a footpath that connects the site to the Muddle Green hamlet.</li> <li>• The northern part of the site has planning permission for 7 (net) dwellings through the conversion and demolition of existing employment/agricultural buildings.</li> </ul>
943/3030	Land at Sanctuary Farm, Chiddingly Road, Horam	<ul style="list-style-type: none"> <li>• The site in isolation, is in an unsustainable location for growth, with improvements needed for the existing vehicular access and no existing pedestrian access, or connectivity to public transport, services and amenities.</li> <li>• If large scale development came forward in combination with SHELAA site 875/3030, with associated infrastructure and amenities, then this site may be suitable for development, as it would be less detached and isolated from services and facilities.</li> </ul>



SHELAA Reference	Site Address	Conclusion
1135/3090	Holmes Hill Business Estate, Holmes Hill, Lower Dicker	<ul style="list-style-type: none"> <li>• The isolated nature of this site would make it unsuitable for residential development.</li> <li>• Given the current use of part of the site, it could be suitable for further employment development or the intensification of existing uses.</li> <li>• Further employment uses will be subject to a full transport assessment and modelling work to evaluate their highways impacts and ensure that suitable connectivity can be achieved to the existing highway network.</li> </ul>
1136/3090	Land at Blackburn Farm Business Estate, Holmes Hill, Lower Dicker	<ul style="list-style-type: none"> <li>• The isolated nature of this site would make it unsuitable for residential development.</li> <li>• Given the current use of the site, it could be suitable for further employment development or the intensification of existing uses.</li> <li>• Further employment uses will be subject to a full transport assessment and modelling work to evaluate their highways impacts and ensure that suitable connectivity can be achieved to the existing highway network.</li> </ul>
1137/3090	Land at Nash Street Farm, A22, Lower Dicker	<ul style="list-style-type: none"> <li>• The site would be unsuitable for residential development due to its isolation from any settlement.</li> <li>• The site is considered to have potential for growth of the existing commercial development along the A22.</li> <li>• Any development should be designed to incorporate landscaping comprising species that are in character with the locality, softens, and defines the settlement edge.</li> <li>• Any development will also need to consider the residential amenity of existing dwellings on the boundary to the site.</li> <li>• The site would need to be developed in conjunction with any proposed adjoining land to provide a suitable vehicular access for the site.</li> </ul>

**Parish:** Crowborough

**Total Number of 'Live' SHELAA Sites:** 67

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

<b>SHELAA Reference</b>	<b>Site Address</b>	<b>Conclusion</b>
043/1110	Land at Meadow House, London Road, Crowborough	The site is too small for assessment. The site has therefore been excluded from further assessment.
231/1110	Land adjoining Deers Leap and Jordans Nursery, Blackness Road, Crowborough	
268/1110	Land off Eridge Road, Steel Cross, Crowborough	
303/1110	Land rear of 1 Ferndale Terrace, Western Road, Crowborough	
464/1110	Land at Kemps Farm Road, Crowborough	
532/1110	Land adjacent to Walshes Road, Crowborough	
655/1110	Land at Luxford Road, Crowborough	
687/1110	Charnwood and Tritoma, Harlequin Lane, Crowborough	
688/1110	Land at The Brackens, Ericas and Westridge House, Goldsmiths Avenue, Crowborough	
741/1110	Land at Little Oaks, Blackness Road, Crowborough	
743/1110	Land north of Blackness Road, Crowborough	
770/1110	Kinton, Crosslets and Glenfra, Eridge Road, Crowborough	
952/1110	Land at Innhams Wood House, Innhams Wood, Crowborough	
1011/1110	Canterbury House, Park Lane, Crowborough	
1021/1110	Land at Alice Bright Lane, Crowborough	

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
054/1110	Land at Little Warren Farm, Beacon Road, Crowborough	The site is excluded from further assessment as it has been granted full planning permission (with reserved matters) for 18 (net) dwellings under planning reference WD/2021/2680/MRM.
065/1110	Land at the junction with Western Road and Hadlow Down Road, Crowborough	The site is excluded from further assessment as it has been granted full planning permission for 26 (net) dwellings under planning reference WD/2020/0893/MAJ.
112/1110	Cherry Trees, Tubwell Lane, Crowborough	The site is excluded from further assessment as the change of use of an existing HMO to a single dwelling and the creation of 5 (net) dwellings has been granted outline planning permission for 5 (net) dwellings under planning reference WD/2022/2411/O.
151/1110	Land at Orchid Riding Centre, south of Walshes Road, Crowborough	The site is excluded from further assessment as it has been granted full planning permission for 150 (net) dwellings under planning reference WD/20222/0775/MRM.
280/1110	Millbrook Garden Centre, Tubwell Lane, Jarvis Brook, Crowborough	The site is excluded from further assessment as it has been granted outline planning permission for 27 (net) dwellings under planning reference WD/2020/2164/MAO.
282/1110	Land north of Eridge Road, Crowborough	The site is excluded from further assessment as it has been granted full planning permission (with reserved matters) for 119 (net) dwellings under planning reference WD/2021/0897/MRM and construction is underway.
679/1110	Land adjacent to Craigmere Hall, Crowborough Hill, Crowborough	The site is excluded from further assessment as it has been granted full planning permission for 6 (net) dwellings under planning reference WD/2019/2602/F.
695/1110	Land at Kemps Farm, Walshes Road, Crowborough	The site is excluded from further assessment as the southern portion of the site has achieved full planning permission for 100 (net) dwellings under planning reference WD/2020/0369/MFA. The remaining central and northern portions of the site has been granted outline planning permission for 130 (net) dwellings under planning reference WD/2020/0596/MAO.
727/1110	Land adjacent to Walsh Manor Farm,	The site is excluded from further assessment as it has been granted outline planning permission

	Walshes Road, Crowborough	(with reserved matters) for 71 (net) dwellings under planning reference WD/2022/0168/MRM.
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**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
175/1110	Land at Little Warren Farm (Site 2), Beacon Road	The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
046/1110	Brook Farm, High Broom Road, Crowborough	<ul style="list-style-type: none"> <li>The landscape and environmental impacts of developing this site would be severe in terms of its proximity to the High Weald National Landscape, a variety of priority habitats as well as the presence of ancient woodland, TPOs and a watercourse on the site.</li> <li>There is little or no natural containment of the site and additional landscaping could not suitably mitigate the impact of development that would be prominent due to the site's topography.</li> <li>The vehicular and pedestrian access from High Broom Road is narrow with</li> </ul>

SHELAA Reference	Site Address	Conclusion
		limited passing places and is not considered suitable, even with improvements to the visibility splays from the site on the highway.
050/1110	Tarka, Luxford Lane, Crowborough	<ul style="list-style-type: none"> <li>The development of the site would cause severe ecological damage due to the loss of a large area of woodland, which is categorised as a priority habitat along with being cover by TPOs.</li> <li>The site, excluding the existing dwelling was refused full planning permission for 3 dwellings under planning reference WD/2020/1887/F in 2021 as it would result in an unacceptable form of intensification that would not respect the character of the surrounding area.</li> </ul>
064/1110	Land west of Palesgate Lane, Jarvis Brook, Crowborough	<ul style="list-style-type: none"> <li>The site is well located in relation to existing services although there are currently no suitable vehicular access options for the site.</li> <li>The development of the site would likely cause substantial ecological damage in the area with the presence of ancient woodland, much of which is considered a priority habitat and the Jarvis Brook stream.</li> <li>The design of the scheme would need to consider avoidance of Flood Risk Zones 2 and 3 in southern part of the site.</li> <li>An underground High Pressure Gas Main crosses the site and would limit the development potential of this part of the site.</li> </ul>
138/1110	Crowborough Golf Club, Beacon Road, Crowborough	<ul style="list-style-type: none"> <li>The site is not a suitable location for residential growth.</li> <li>The development of this site would have a detrimental impact upon the High Weald National Landscape, which is evidenced as being of moderate to high sensitivity in this location.</li> <li>Development would have significant impact upon the deciduous woodland Priority Habitat in the proximity of the site, as well as the River Uck BOA and Crowborough Common Local Wildlife Site (LWS).</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>Any scheme would also need to consider the impacts of developing the site in terms of the setting of the Grade II listed Winscombe House and Winscombe Tower that are located to the northeast of the site.</li> </ul>
174/1110	Land at Little Warren Farm (Site 1), Beacon Road, Crowborough	<ul style="list-style-type: none"> <li>The site is located outside of the Crowborough proposed development boundary.</li> <li>Development of the site would have a detrimental impact upon the landscape as it is within the High Weald National Landscape, which is evidenced as being of moderate to high sensitivity in this location.</li> <li>The northern part of the site is within the Western Ouse Streams and Ashdown Forest BOA; the tree in the middle of the site is protected under a TPO and there is deciduous woodland adjacent to the north and south of the site, which is designated as priority habitat.</li> <li>Access to site requires the use of the Crowborough Training Camp's private road to connect the site to the A26 because the track that connects the site to Warren Road is unsuitable for further intensification.</li> </ul>
505/1110	Land off Brook Close, Jarvis Brook, Crowborough	<ul style="list-style-type: none"> <li>The site is considered to be in a sustainable location, situated at the eastern edge of Crowborough, which is considered a 'sustainable settlement' for development.</li> <li>The development of the site should consider the steeply sloping nature of the site and the watercourse located adjacent the western boundary.</li> <li>Development would also be required to consider the ancient woodland located to the west, as well as the High Weald National Landscape to the east.</li> <li>The site cannot provide a suitable vehicular access to Palesgate Lane, due to the narrow nature of the road and the steep slopes within the site, which would make the creation of a vehicular access extremely difficult.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• Palesgate Lane is unsuitable for the additional vehicular traffic that could be generated by housing development at this scale.</li> <li>• The development of the site would have a significant detrimental impact upon biodiversity and local amenity that could not be mitigated as it is classified as a Local Wildlife Site, is adjacent to a Local Nature Reserve and priority habitat (deciduous woodland) forms much of the site.</li> </ul>
506/1110	Land off Cornford Close, Crowborough	<ul style="list-style-type: none"> <li>• The site is located in a sustainable location, situated within the development boundary of Crowborough, which is considered a 'sustainable settlement' for development.</li> <li>• The site would require the provision of a new vehicular/pedestrian access via Cornford Close to the south.</li> <li>• The site fulfils an important amenity function for adjacent housing development (Cornford Close) and contributes to the character of the residential area.</li> <li>• The site is wholly covered by trees, with those trees on the western boundary of the site covered by a group TPO.</li> <li>• Development of the site would result in unacceptable ecological harm with the loss of mature trees and would impact the character of the area, which could not be mitigated.</li> </ul>
704/1110	Land at Green Lane, opposite Beacon School, Crowborough	<ul style="list-style-type: none"> <li>• The site is located in a sustainable location, situated at the eastern edge of Crowborough, which is considered a 'sustainable settlement' for development.</li> <li>• The site would be required to consider the provision of a new vehicular/ pedestrian access via Green Lane to the west.</li> <li>• The site would also be required to consider the two Listed Building located adjacent to the site's northern boundary and surface water flood risk associated with the watercourse to the east.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• It is considered that the development would have a detrimental impact upon the landscape, including High Weald National Landscape to the east of the site.</li> <li>• The site would have a significant detrimental impact upon biodiversity and local amenity that could not be mitigated with the site being classified as a Local Wildlife Site, which sits adjacent to a Local Nature Reserve and is formed wholly of a priority habitat (deciduous woodland).</li> </ul>
749/1110	Land at Orchard Cottage, High Broom Road, Crowborough	<ul style="list-style-type: none"> <li>• The site is located to the southwest of Crowborough, which is considered a 'sustainable settlement' for development.</li> <li>• The site is detached from the settlement of Crowborough though and would result in a reliance on the private car to reach essential services and amenities.</li> <li>• The development of this site would be required to consider surface water flood risk within the site and the ancient woodland and priority habitat (deciduous woodland) that lie adjacent to the site.</li> <li>• The site would have a significant impact upon the wider landscape that cannot be resolved. There is little to no natural containment of the site and additional landscaping could not suitably mitigate the impact of new housing development in this location.</li> <li>• The narrow form of both Alice Bright Lane and High Broom Road means that a suitable vehicular/pedestrian access cannot be achieved for this site, with no scope to improve this due to third party ownership.</li> <li>• This reasoning is also supported with the Council's decision to refused planning permission for 33 (net) dwellings on the northern part of the site under planning reference WD/2021/0992/MAO.</li> </ul>
1014/1110	Land east of Alice Bright Lane, Crowborough	<ul style="list-style-type: none"> <li>• The site is located to the southwest of Crowborough, which is considered a 'sustainable settlement' for development.</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The site is detached from the settlement though and development would result in a reliance on the private car to reach essential services and amenities.</li> <li>• Consideration of surface water flood risk associated with the watercourse along the northern boundary is also needed.</li> <li>• The ancient woodland within and adjacent the site would also require consideration.</li> <li>• In landscape terms, there is little to no natural containment of the site and additional landscaping could not suitably mitigate the impact of new housing development in this location.</li> <li>• The whole site is classified as a priority habitat and development of the site would therefore result in unacceptable harm to local biodiversity.</li> <li>• The narrow form and challenging topography of both Alice Bright Lane and Stone Cross Road mean that a suitable vehicular/pedestrian access cannot be achieved for this site, with no scope to improve this due to third party ownership.</li> <li>• This reasoning is also supported with the Council's decision to refuse planning permission for 33 (net) dwellings on land to the west of this site (749/1110) for similar reasons under planning reference WD/2021/0992/MAO.</li> </ul>
1022/1110	Salters and Steam End, Mount Pleasant, Crowborough	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth, within the development boundary for Crowborough.</li> <li>• Consideration of surface water flood risk associated with the watercourse that travels through the site and the woodland within the southwestern corner of the site is needed.</li> <li>• The site is unable to achieve a suitable vehicular access to Mount Pleasant, as the removal of mature trees that are protected by a group TPO, and the existing stone wall is considered to have an unacceptable biodiversity and landscape impact.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• This reasoning is also supported within the Council's decision to refuse planning permission for 5 (net) dwellings on the site under planning reference WD/2022/0050/O.</li> </ul>
1023/1110	Land at junction with Sheep Plain and High Broom Road, Crowborough	<ul style="list-style-type: none"> <li>• The site is located to the southwest of Crowborough, which is considered a 'sustainable settlement' for development although outside of the proposed development boundary.</li> <li>• The site would need to consider the historic setting of the Grade II listed building that lies adjacent the site and the Crowborough Common LWS that is also located to the west.</li> <li>• The site lies within the High Weald National Landscape and its development would have a significant detrimental impact upon the landscape that could not be mitigated.</li> <li>• The whole site is classified as a priority habitat and development of the site would therefore result in unacceptable harm to local biodiversity.</li> <li>• The Council have been made aware that the site is currently registered as common land and therefore, the site cannot be developed until the site is deregistered as common land, following an application to the Planning Inspectorate.</li> </ul>
1024/1110	Land adjoining Freshfields, Eridge Road, Crowborough	<ul style="list-style-type: none"> <li>• The site is located to the north of Crowborough, which is considered a 'sustainable settlement' for development; but lies outside of the proposed development boundary.</li> <li>• The site would need to consider the historic setting of the Grade II listed building that lies adjacent to the site, the surface water flood risk within the site and the ancient woodland that lies to the north.</li> <li>• The development would also be required to provide an upgraded vehicular access onto Eridge Road and provide new/improved footpaths to improve pedestrian connectivity.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The site lies within the High Weald National Landscape and its development would have a significant detrimental impact upon the landscape that could not be mitigated in this location.</li> <li>• The whole site is classified as a priority habitat and development of the site would therefore result in the removal of mature woodland resulting in an unacceptable harm to local biodiversity.</li> </ul>
1027/1110	Land at Whitefield Shaw, Cooks Corner Farm, Crowborough	<ul style="list-style-type: none"> <li>• The site is located to north of Crowborough, which is considered a 'sustainable settlement' for development.</li> <li>• The site would be required to consider the ancient woodland and priority habitats located adjacent to the site's northern boundary, in addition to considering the group TPO located within the southwestern part of the site.</li> <li>• In landscape terms, development would have a detrimental impact on the character and appearance of the attractive and high-quality High Weald National Landscape, which surrounds Crowborough to the north.</li> <li>• The site lies a considerable distance from the existing settlement boundary and is much more rural in nature compared to the land to the south.</li> <li>• The site cannot achieve a suitable vehicular/pedestrian access to the site without the use of third-party land to the south (SHELAA Site 1026/1110). The applicant has not provided evidence to demonstrate that this is achievable.</li> </ul>
1028/1110	Land east of Alice Bright Lane, Crowborough	<ul style="list-style-type: none"> <li>• The site is located to the southwest of Crowborough, which is considered a 'sustainable settlement' for development.</li> <li>• The development of this site for housing would be required to consider the surface water flood risk and group TPO located adjacent to the site's northern boundary.</li> <li>• Further consideration would also be required of the ancient woodland to the northwest of the site and the Walshes Park SANGS to the east.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• In landscape terms, development would have a detrimental impact on the character and appearance of the attractive and high-quality High Weald National Landscape, which surrounds Crowborough to the south.</li> <li>• The whole site is classified as a priority habitat and development of the site would therefore result in the loss of woodland that would result in significant ecological harm.</li> <li>• The site cannot achieve a suitable vehicular/pedestrian access to the site due to its narrow form and the topography of Stone Cross Lane, which cannot be widened due to third party ownership.</li> <li>• This would result in an unsustainable development that would rely on the private car to reach essential services and amenities.</li> </ul>
1161/1110	Land adjacent to Green Lane, opposite Beacon School.	<ul style="list-style-type: none"> <li>• The site is in a sustainable location, situated at the eastern edge of Crowborough, which is considered a 'sustainable settlement' for development.</li> <li>• The site needs to consider the provision of a new vehicular/pedestrian access via Green Lane to the east.</li> <li>• Consideration of the two Listed Buildings located adjacent the site's northern boundary and the surface water flood risk associated with the watercourse to the north is also required.</li> <li>• The development would have a detrimental impact upon biodiversity and local amenity that could not be mitigated.</li> <li>• The site is formed wholly of a priority (deciduous woodland), with the trees in the north covered by TPOs and Peelings Wood in the east of the site being ancient woodland, the loss of which would be unacceptable.</li> </ul>
1213/1110	Land south east of Birchfield Farm, Uckfield Road, Crowborough	<ul style="list-style-type: none"> <li>• The development of this site for housing is not appropriate as the site lies within the 400m buffer of the Ashdown Forest SPA.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>Given the employment use of the neighbouring land, employment uses could be considered in this location, particularly as the site benefits from a vehicular access to the strategic highway network (A26).</li> <li>The development of the site would be required to consider the provision of an upgraded vehicular access and the consideration of existing woodland on site.</li> <li>The site is wholly contained within the High Weald National Landscape and is located within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states that this area is of a high landscape sensitivity to commercial/industrial development, in part due the wooded backdrop, formed by woodland at the settlement edge of Crowborough, which is evident at this site.</li> <li>New commercial/industrial development in this location would have an unjustified impact on the character and appearance of the landscape.</li> </ul>

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’

The following sites are considered ‘reasonable alternatives’ and have been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
038/1110	Kingswood, Luxford Lane, Crowborough	<ul style="list-style-type: none"> <li>The site is in a suitable location for growth as development and could be well integrated into the existing settlement.</li> <li>The development should have limited adverse impacts on the landscape in terms of the wider setting.</li> <li>Improvements to the vehicular access along Luxford Lane and pedestrian and cycle access linked with Welland Close are needed.</li> <li>The setting of Luxford House, which is a grade II listed building will need to be</li> </ul>

SHELAA Reference	Site Address	Conclusion
		considered within the design of any scheme.
055/1110	Land at Coldrums and rear of Tyre Depot, London Road, Crowborough	<ul style="list-style-type: none"> <li>The site is situated within a built-up area of Crowborough near to the town centre, and therefore has good access to local facilities and amenities.</li> <li>The site is situated in close proximity to Crowborough's Conservation area to the south and the design of any scheme will need to consider protecting its character and appearance.</li> <li>The existing vehicular access is narrow and unsuitable for the development or widening, due to conflicts with the junction for Pilner Road and London Road.</li> <li>A suitable vehicular access could be considered in combination with the development of SHELAA Sites 634/1110 and 317/1110.</li> </ul>
110/1110	Land at Hodges, Steel Cross Road, Crowborough	<ul style="list-style-type: none"> <li>The site is a sustainable location for residential growth.</li> <li>The development of this site would need to take into consideration the impact of development upon the High Weald National Landscape.</li> <li>The development of the site would have significant impact upon the deciduous woodland Priority Habitat in the proximity of the site.</li> <li>The setting of Tinkers Farmhouse, which is a Grade II listed building will need to be considered within the design of the any scheme.</li> </ul>
139/1110	Dalvern, Hurtis Hill, Crowborough	<ul style="list-style-type: none"> <li>The site is situated within Crowborough's development boundary in a residential area.</li> <li>It is considered difficult to deliver the required improvements to the existing access due to the nature of Hurtis Hill Road and the resulting visibility splays.</li> <li>A pedestrian crossing to the footpath on the opposite side of the road is also considered potentially unachievable.</li> <li>The site is well screened from all sides.</li> <li>The southern part of the site is categorised as a priority habitat due to</li> </ul>

SHELAA Reference	Site Address	Conclusion
		the deciduous woodland with other woodland adjacent to the southern boundary covered by a TPO.
158/1110	Land at junction of Eridge Road and A26, Steel Cross, Crowborough	<ul style="list-style-type: none"> <li>• The site is a suitable location for growth.</li> <li>• The site is disconnected from the urban area of Crowborough; however, this can be mitigated by the provision of pedestrian link to the bus stop at Green Lane North and through improvements to the existing vehicular access to make it suitable for further intensification.</li> <li>• The development of this site would need to take into consideration the impact of development upon the High Weald National Landscape.</li> <li>• Development would also have significant impact upon the deciduous woodland Priority Habitat and TPOs in close proximity to the site.</li> </ul>
200/1110	Land north of Stone Cross Road at Alderbrook, Crowborough	<ul style="list-style-type: none"> <li>• The site is situated adjacent to the proposed development boundary of Crowborough to the south, with residential development to the north and east, as well as an existing recreation ground to the east.</li> <li>• Pedestrian access to the recreation ground and Aldervale Cottages would be achievable.</li> <li>• Vehicular access would be unachievable as it requires the use of third-party land to connect to Stone Cross Road to the south, which would also result in extensive tree and hedgerow removal to provide a suitable access.</li> <li>• A new vehicular access from Brooklands Avenue has potential to provide a solution to resolve the existing access difficulties, but it is not known whether this is available (despite attempts to address this) for this purpose.</li> <li>• There is known contamination of the site comprising five small areas of filled land of unknown material and surveys/mitigation would be required.</li> <li>• The steep slopes on the site would need to be considered in terms of the design of the development scheme.</li> </ul>

SHELAA Reference	Site Address	Conclusion
250/1110	Land at Steel Cross Farm, Green Lane, Crowborough	<ul style="list-style-type: none"> <li>• The site is located to the northeast of Crowborough within the High Weald National Landscape and is in sustainable location for development.</li> <li>• The majority of the site has planning permission (WD/2022/0398/MRM) for 103 (net) dwellings.</li> <li>• The design of the scheme must consider the impacts that the development would have on the landscape in the area.</li> <li>• There is deciduous woodland within the site and to the south; whilst lowland heathland is located to the west. Therefore, any development will need to provide the mitigation that this requires.</li> </ul>
272/1110	Caxton House, Hurtis Hill, Crowborough	<ul style="list-style-type: none"> <li>• The site is situated on the edge of the Crowborough development boundary in a residential area.</li> <li>• The site is well screened from all sides as it is enclosed by mature trees, whilst there is deciduous woodland to the west.</li> <li>• The current vehicular access would require improvement, with a traffic speed data assessment required to establish whether the site could accommodate satisfactory visibility splays at the existing access.</li> <li>• There are no pedestrian footways on the southern side of Hurtis Hill and the road alignment of the highway limits the provision of a pedestrian crossing to the footway on the other side of Hurtis Hill.</li> <li>• Any scheme would need to consider the impacts of developing the site on the setting of the Grade II listed Old Smugglers Cottage and Entrance Gates, Gatepiers and flanking wall to the north.</li> </ul>



SHELAA Reference	Site Address	Conclusion
298/1110	Spring Cottage, Eridge Road, Crowborough	<ul style="list-style-type: none"> <li>• The site is situated on the edge of the Crowborough development boundary at the northeast, in a semi-rural location.</li> <li>• The site is located within the High Weald National Landscape and development of this site would need to take into consideration the impact of development upon the landscape (the evidence base states this area is of moderate to high landscape sensitivity to residential development).</li> <li>• Development would have a significant impact upon the deciduous woodland Priority Habitat in proximity of the site.</li> <li>• Potential impacts on the earthwork remains of possible Bloomery site and ironstone extraction pits will need to be considered within the design of the any scheme as it is a site of archaeological interest.</li> </ul>
317/1110	Willetts House, Pilmer Road, Crowborough	<ul style="list-style-type: none"> <li>• The site is situated within the built-up area of Crowborough near to the town centre and therefore has good access to local facilities and amenities.</li> <li>• The site is in close proximity to the Crowborough Conservation area to the south and the design of any scheme will need to consider protecting its character and appearance.</li> <li>• The existing access is unsuitable to serve the development in isolation, as a vehicular access for the development would conflict with the junction for Pilner Road and London Road.</li> <li>• A suitable vehicular access should be considered in combination with development of the SHELAA Sites 634/1110 and 055/1110.</li> </ul>
469/1110	Land at Montargis Way, Crowborough	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth within the urban area of Crowborough, which is considered a 'sustainable settlement' for development.</li> <li>• The development of this site would be required to consider the provision of a new vehicular access onto Montargis Way.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• Development must also consider the risk of surface water flooding and the presence of mature trees within the site that are subject to a group TPO.</li> <li>• The development would also result in the loss of informal amenity green space, the loss of which would need to be justified.</li> </ul>
472/1110	Adams Close, Alderbrook, Crowborough	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth at the southern edge of Crowborough, which is considered a 'sustainable settlement' for development.</li> <li>• The development of this site would be required to consider the provision of a new vehicular access from Alderbrook Way to the west.</li> <li>• Development must also consider the risk of surface water flooding associated with the watercourse on the southern boundary, the Archaeological Notification Area adjacent the site to the east and the setting of the High Weald National Landscape to the south.</li> <li>• The development would result in the loss of play / young adult provision in the area and would need to be re-provided elsewhere, unless a surplus of such spaces is available in the local area.</li> </ul>
507/1110	Land at Millbrook Road, Crowborough	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth, within the development boundary for Crowborough, and in close proximity to the services and facilities within Crowborough Town Centre.</li> <li>• The development of this site would need to consider surface water flood risk and trees protected by a group TPO located along the site's eastern boundary.</li> <li>• The site would need to achieve a suitable vehicular/pedestrian access to the site from either Crowborough Hill or Mill Drive.</li> <li>• Whilst it had previously been considered that the site could achieve a suitable vehicular access via the land to the southwest (known as Burnside), which had gained planning permission under planning reference WD/2018/1376/RM, this planning permission has now lapsed.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• A further pending planning application for 3 (net) dwellings under planning reference has since been submitted under reference WD/2023/2229/F and could provide vehicular access to the site.</li> </ul>
572/1110	Castle End, Hurtis Hill, Crowborough	<ul style="list-style-type: none"> <li>• The site is situated on the edge of the Crowborough development boundary in a residential area.</li> <li>• The required access for a housing development on the site itself cannot be created, therefore a new access will be needed in conjunction with development of the neighbouring land (573/1110).</li> <li>• The viability of this option is still unclear due to the nature of Hurtis Hill road resulting in suitable visibility splays being and a pedestrian crossing to the footpath on the opposite side of the road being unachievable.</li> <li>• The site is well screened from all sides as it is enclosed by mature trees, whilst there is deciduous woodland on the majority of the developable land and ancient woodland to the southeast along the stream.</li> <li>• Any scheme would need to consider the impacts developing the site would have on the setting of the grade II listed Old Smugglers Cottage and Entrance Gates, Gatepiers and flanking wall to the north.</li> </ul>
573/1110	Hurtis Hill House, Hurtis Hill, Crowborough	<ul style="list-style-type: none"> <li>• The site is situated on the edge of the Crowborough development boundary in a residential area.</li> <li>• Any scheme would need to consider the impacts developing the site would have on the setting of the grade II listed Old Smugglers Cottage and Entrance Gates, Gatepiers and flanking wall to the north.</li> <li>• The current access would require substantial improvement to establish whether the site could accommodate satisfactory visibility splays at the existing access.</li> <li>• If the site was considered alongside SHELAA 572/1110 it would provide a larger frontage onto Hurtis Hill, although</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>this may affect those designated heritage assets.</p> <ul style="list-style-type: none"> <li>The site is well screened from all sides as it is enclosed by mature trees, whilst there is deciduous woodland on the majority of the developable land and ancient woodland to the southeast along the stream.</li> </ul>
634/1110	Land at Pilmer House, London Road, Crowborough	<ul style="list-style-type: none"> <li>The site is situated within the built-up area of Crowborough and therefore has good access to local facilities and amenities.</li> <li>The site is in close to the Crowborough Conservation area to the south and the design of any scheme will need to consider protecting its character and appearance.</li> <li>The existing access is unsuitable as a vehicle access for the development due to conflicts with the junction for Pilner Road and London Road. A suitable vehicle access should be considered in combination with development of the SHELAA Sites 317/1110 and 055/1110.</li> </ul>
698/1110	Land at Byeways, Palegate Lane, Crowborough	<ul style="list-style-type: none"> <li>The site is situated within the proposed development boundary for Crowborough and therefore has good access to local facilities and amenities.</li> <li>The development of this site would need to take into consideration the impact of development upon the High Weald National Landscape.</li> <li>Development would have significant impact upon the deciduous woodland Priority Habitat that is in close proximity of the site.</li> <li>Planning permission under planning reference WD/2022/0398/MRM has been granted for a substantial development on the land surrounding this site.</li> <li>The approved development allows the opportunity to provide a suitable vehicular and pedestrian access through the third-party land and connecting the site with Green Lane.</li> </ul>
955/1110	Crowborough Police Station,	<ul style="list-style-type: none"> <li>The site is in a sustainable location for growth within the urban area of</li> </ul>

SHELAA Reference	Site Address	Conclusion
	Crowborough Hill, Crowborough	<p>Crowborough, which is considered a 'sustainable settlement' for development.</p> <ul style="list-style-type: none"> <li>The existing police station on site is a non-designated heritage asset, therefore the development of the site must be appropriate and well designed with limited harm to this non-designated heritage asset.</li> </ul>
964/1110	Land part of Steel Cross Farm, Green Lane, Crowborough	<ul style="list-style-type: none"> <li>The site is situated on the edge of the Crowborough development boundary close to a residential area.</li> <li>The development of this site would need to take into consideration the impact of development upon the High Weald National Landscape, given the site topography and elevated position within the landscape.</li> <li>Development may have a significant impact upon the rural setting and character of the countryside to the northeast of Crowborough.</li> <li>The site's existing access is unsuitable for residential development and cannot demonstrate an achievable suitable vehicle access without the use of third-party land from the approved planning permission for housing development to the south of the site.</li> </ul>
1012/1110	Land at Park Lane, Crowborough	<ul style="list-style-type: none"> <li>The site is in a sustainable location for employment development, located within the urban area of Crowborough and adjacent to existing employment development.</li> <li>Development of the site should consider the noise generated from existing employment uses that lie adjacent the site.</li> <li>The site has been put forward for residential use. The Council's latest Economic Needs Assessment (2022) includes this site within the Crowborough (Park Lane Industrial Estate) and confirms that existing employment units within this location should be protected and retained for employment use.</li> </ul>

SHELAA Reference	Site Address	Conclusion
1013/1110	Farningham Road, Jarvis Brook, Crowborough	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for employment development, sitting adjacent to the Farningham Road industrial estate within the urban area of Crowborough.</li> <li>• The development of this site for employment uses would be required to provide of a new vehicular access to the site.</li> <li>• The development of this site for employment uses would need to consider the sloping nature of the site.</li> <li>• Further consideration would also be required for the ecological assets of the site, as the whole site is classified as a priority habitat.</li> <li>• Consideration would also be required of the high-quality trees within the site that are protected by a group TPO and the Jarvis Brook Country that lies to the north.</li> </ul>
1026/1110	Land at Beechenwood Farm, Crowborough	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth at the northern edge of Crowborough, which is considered a 'sustainable settlement' for development.</li> <li>• The provision of an upgraded vehicular access would be needed, which would likely be provided from Pleasant View Road to the south.</li> <li>• There are concerns that a vehicular access is unachievable due to the width of the proposed access, and this would require a resolution.</li> <li>• Ancient woodland and a group TPO are located adjacent the northeastern and northwestern corners of the site.</li> <li>• The site lies within the High Weald National Landscape and due to the sites sloping topography and elevated position, development is likely to have a significant impact upon the character and appearance of this landscape, as set out within the 2023 Landscape Sensitivity Assessment.</li> </ul>
1067/1110	Land east of Southview Close, Crowborough	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth within the urban area of</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>Crowborough, which is considered a 'sustainable settlement' for development.</p> <ul style="list-style-type: none"> <li>• The development requires the provision of an upgraded vehicular access onto Southview Close and the potential widening of the existing road to serve the quantum of development envisioned on the site.</li> <li>• The development would also need to take into consideration the presence of mature trees located along the southern and eastern boundaries of the site that are protected by a group TPO.</li> </ul>
1195/1110	Land west of Walsh Manor Farm, Crowborough	<ul style="list-style-type: none"> <li>• The site is in a sustainable located for growth at the southern edge of Crowborough, which is considered a 'sustainable settlement' for development.</li> <li>• The development of this site would require the provision of a new vehicular access, which would likely be provided from Kingfisher Drive to the north and may also require the reprovision of the Walshes Park Car Park.</li> <li>• Development should also consider the landscape impact of development upon the High Weald National Landscape and Walshes Park SANGS located to the south.</li> <li>• Further consideration is needed for surface water flood risk and deciduous woodland located within the eastern part of the site.</li> <li>• The site would be required to consider the Scheduled Ancient Monument (Medieval Moat and pondbay associated with Walsh Manor) that extends marginally into the southeast corner of the site.</li> </ul>
1214/1110	Land at The Orchard, Green Lane, Crowborough	<ul style="list-style-type: none"> <li>• The site is located adjacent a sustainable settlement and upon consideration of the granting of planning permission to the northwest of the site (WD/2022/0398/MRM), is in a sustainable location for development.</li> <li>• The development of this site would need to take into consideration the impact of development upon the High Weald</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>National Landscape, given the site's topography and elevated position within the landscape.</p> <ul style="list-style-type: none"> <li>• Development would have significant impact upon the rural setting and character of the countryside to the northeast of Crowborough.</li> <li>• The site's existing access is unsuitable for residential development and cannot demonstrate an achievable suitable vehicle access without the use of third party land from the approved planning permission to the south.</li> </ul>



**Parish:** Danehill

**Total Number of 'Live' SHELAA Sites:** 7

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
132/1930	Land off School Lane, near Crocodile Cottages, Danehill	The site is too small for assessment. The site has therefore been excluded from further assessment.

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
395/1860	Land at The Pines, Lewes Road, Chelwood Gate	The site has been excluded from further assessment as it is located wholly within the 400m buffer zone of the Ashdown Forest SPA and is promoted for additional residential development, which is precluded in this location, as its impact cannot be appropriately mitigated.

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
129/1930	Land adjacent Police House, London Road, Danehill	<ul style="list-style-type: none"> <li>• The site is relatively isolated and some distance away from local services and facilities.</li> <li>• The site is within High Weald National Landscape and would appear out of keeping and have an unacceptable impact on the character and appearance of this attractive landscape character within the countryside.</li> <li>• The existing access requires widening and improvements to the visibility splay to make it suitable for residential development.</li> </ul>
130/1930	Land off Freshfield Lane, Danehill	<ul style="list-style-type: none"> <li>• The site is relatively isolated and some distance away from local services and facilities.</li> <li>• The site is not well enclosed, with limited trees and short hedgerows along the northeast, southeast and southwest boundaries, and the whole site is visible from the residential dwellings to the northeast.</li> <li>• The site is within High Weald National Landscape and would appear out of keeping and have an unacceptable impact on the character and appearance of this attractive landscape character within the countryside.</li> <li>• Enholms Wood is adjacent to the northwest of the site and is considered a priority habitat as it is an ancient deciduous woodland.</li> <li>• The existing access requires widening and improvements to the visibility splay to make it suitable for residential development, a footpath along Freshfield Lane would be unachievable due to the limited space on the verges of the road.</li> </ul>

SHELAA Reference	Site Address	Conclusion
131/1930	Land west of Springrise, Horsted Lane, Danehill	<ul style="list-style-type: none"> <li>• The site is relatively isolated and some distance away from local services and facilities.</li> <li>• The site well enclosed, with trees and hedgerows along the north, south and west boundaries</li> <li>• Enholms Wood is adjacent (south of the site) and is considered a priority habitat as it is an ancient deciduous woodland.</li> <li>• The existing access requires widening and improvements to the visibility splay to make it suitable for residential development due to poor visibility to west by curvature of road and existing vegetation/bank on field boundary.</li> <li>• This is likely to result in the removal some of the hedgerow and trees along the frontage of the site.</li> </ul>
412/1860	Land at Stone Quarry Road, Chelwood Gate	<ul style="list-style-type: none"> <li>• The site is relatively isolated and some distance away from local services and facilities.</li> <li>• A footway cannot be provided along Stone Quarry Road due to limited verge and the narrow road and therefore the site cannot be provided with pedestrian connectivity to the village's limited services and amenities resulting in an unsustainable form of development that would be car dependant.</li> <li>• The site is poorly enclosed with views onto the site from the north and south.</li> </ul>
1141/1930	Land rear of The Coach and Horses, Coach and Horses Lane, Danehill	<ul style="list-style-type: none"> <li>• The site is relatively isolated and some distance away from local services and facilities.</li> <li>• The site is not well enclosed, with open views from the south and east across the High Weald National Landscape.</li> <li>• Christmas Tree Farm is adjacent (to the south of the site) and is a priority habitat, as it is a deciduous woodland, and the Western Ouse Streams and Ashdown Forest BOA are also adjacent to the site.</li> <li>• The existing vehicular access requires widening and improvements to the visibility splay to make it suitable for residential development due to poor</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>visibility caused by the curvature of the road.</p> <ul style="list-style-type: none"> <li>• This is likely to result in the removal some of the hedgerow and trees along the frontage of the site.</li> </ul>

SHELAA sites taken forward to **‘Sustainability Appraisal (SA)’**

No ‘reasonable alternatives’ and have been taken forward to the SA in Danehill Parish.

SHELAA Reference	Site Address	Conclusion
N/A		

**Parish:** East Hoathly with Halland

**Total Number of 'Live' SHELAA Sites:** 26

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
813/2060	Old Hartfield, Lewes Road, Halland	This site was granted full planning permission for 6 dwellings under planning permission reference WD/2020/0498/FA.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
814/2060	Crockstead Green Farmhouse, Eastbourne Road, Halland	The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.
899/2060	Land at Sandhill, Sandhill Lane, Halland	
1157/1950	Land south of Boyne, Hollow Lane	
1200/1950	Land to the east of Hollow Lane, East Hoathly	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
060/1950	Land to the west of South Street, East Hoathly	The site is wholly ancient woodland, which precludes development on the site.

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
029/2060	Land rear of Ivy Cottages, Eastbourne Road, Halland	<ul style="list-style-type: none"> <li>• The site lies within an unsustainable settlement, which has a lack of services and facilities and limited alternatives to the private car to access key services such as employment, education or shopping.</li> <li>• Further investigation is required to determine whether a suitable vehicular access could be achieved on site.</li> <li>• Development of the site would also detrimentally impact upon the existing landscape character and grain of the existing linear development in Halland.</li> </ul>
074/2060	Land at Bramblebank, Lewes Road, Halland	<ul style="list-style-type: none"> <li>• Halland is not categorised as a 'sustainable settlement' within the sustainable settlement strategy due to a lack of services and facilities and with limited alternatives to the private car to access key services such as employment, education or shopping.</li> <li>• The site is required to provide a new or upgraded vehicular access to the site from Lewes Road.</li> <li>• Development of the site may detrimentally impact the existing landscape character of the area and grain of the existing linear development in Halland.</li> <li>• The site was refused planning permission for 30 (net) dwellings under planning reference WD/2016/2343/MAO due to the lack of services and facilities available within Halland.</li> </ul>
232/2060	Land at Bramblebank, Lewes Road, Halland	<ul style="list-style-type: none"> <li>• Halland is not categorised as a 'sustainable settlement' within the emerging Local Plan due to a lack of services and facilities and with limited alternatives to the private car to access key services such as employment, education or shopping.</li> <li>• The site is required to provide a new or upgraded vehicular access to the site from Lewes Road.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>Development of the site would detrimentally impact the existing landscape character of the area and the grain of the existing linear development in Halland.</li> </ul>
706/2060	Land with frontages to B2019, A22 Eastbourne Road and Back Lane, Halland	<ul style="list-style-type: none"> <li>Halland is not categorised as a 'sustainable settlement' within the emerging Local Plan due to a lack of services and facilities and with limited alternatives to the private car to access key services such as employment, education or shopping.</li> <li>The site will have to provide a new vehicular access to the site from Lewes Road and to extend existing pedestrian footpaths.</li> <li>The development of the site needs to take into consideration the Grade II Listed Building to the north of the site.</li> <li>The noise generated from the A22 to the north and the surface water flood risk will also require consideration as part of any development.</li> </ul>
764/2060	Land at Old Acres, Heathfield Road, Halland	<ul style="list-style-type: none"> <li>Halland is not categorised as a 'sustainable settlement' within the emerging Local Plan due to a lack of services and facilities and with limited alternatives to the private car to access key services such as employment, education or shopping.</li> <li>The site is required to provide a new vehicular access to the site from Heathfield Road and to extend existing pedestrian footpaths.</li> <li>The development of the site would need to take into consideration the areas of flood risk located along the western and northern boundaries of the site.</li> <li>The development would be required to take into consideration the impact upon the priority habitat that is located to the south of the site.</li> <li>The site could also be impacted in terms of odour by the Wastewater Treatment Works that is located adjacent the site's northwestern boundary.</li> </ul>

SHELAA Reference	Site Address	Conclusion
765/2060	Land north of Knowle Lane and west of the A22, Halland	<ul style="list-style-type: none"> <li>• Halland is not categorised as a 'sustainable settlement' within the sustainable settlement strategy due to a lack of services and facilities and with limited alternatives to the private car to access key services such as employment, education or shopping.</li> <li>• The site is required to provide a new vehicular access to the site from the A22 and to extend existing pedestrian footpaths to Halland.</li> <li>• The development of the site would need to consider the impact upon the priority habitat that is located to the northwest of the site and noise generated from the A22 to the east.</li> </ul>
766/2060	Land west of Lewes Road, Halland	<ul style="list-style-type: none"> <li>• Halland is not categorised as a 'sustainable settlement' within the emerging Local Plan due to a lack of services and facilities and with limited alternatives to the private car to access key services such as employment, education or shopping.</li> <li>• The site is required to provide an upgraded vehicular access to the site from Lewes Road and to potentially extend existing pedestrian footpaths.</li> <li>• The development should consider the impact upon the priority habitat that is located to the west of the site.</li> <li>• The site would likely have a detrimental impact upon the Grade II Listed Building to the south of the site that would require further investigation.</li> </ul>
771/2060	Land to the east of Eastbourne Road, Halland	<ul style="list-style-type: none"> <li>• Halland is not categorised as a 'sustainable settlement' within the emerging Local Plan due to a lack of services and facilities, as well as limited alternatives to the private car to access key services such as employment, education or shopping.</li> <li>• The development of this site for housing would be required to take into consideration the group TPO adjacent to the southern boundary of the site and the Grade II Listed Building that lies to the southeast.</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The site is currently unable to provide a suitable vehicular access to the site as the proposed access is formed of trees subject to a group TPO, the removal of which would cause significant harm.</li> <li>• The development of the site may have a significant detrimental impact upon local biodiversity resulting in a loss of a priority habitat (deciduous woodland), which could not be supported.</li> </ul>
884/2060	Land south west of Sand hill Lane, Uckfield	<ul style="list-style-type: none"> <li>• Halland is not categorised as a 'sustainable settlement' within the emerging Local Plan due to a lack of services and facilities and with limited alternatives to the private car to access key services such as employment, education or shopping.</li> <li>• The site would need to mitigate the noise generated by the A22 to the south of the site and to provide a suitable buffer to the ancient woodland located within the site that is also designated as a priority habitat.</li> <li>• Development would also be required to consider the flood risk within the site.</li> <li>• The site would unlikely be able to secure suitable pedestrian connectivity to Halland along the A22 due to issues regarding third party land ownership.</li> </ul>
962/2060	Land to the west of Eastbourne Road, Halland	<ul style="list-style-type: none"> <li>• Halland is not categorised as a 'sustainable settlement' within the sustainable settlement strategy due to a lack of services and facilities and with limited alternatives to the private car to access key services such as employment, education or shopping.</li> <li>• The site would require the provision of an upgraded vehicular access from Eastbourne Road.</li> <li>• The site would result in backland development that goes against the existing linear form of Halland in this location.</li> <li>• The site would need to provide a suitable buffer to the ancient woodland to the south of the site that is also classified as a priority habitat.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>The site was refused planning permission for 21 (net) dwellings under WD/2017/0331/MAJ at appeal with the inspector citing the lack of services and facilities available within Halland as a reason for refusal.</li> </ul>
998/1950	Matthews, Lewes Road, Halland	<ul style="list-style-type: none"> <li>Halland is not considered to be a sustainable location for large scale residential development due to a lack of services and facilities and with limited alternatives to the private car to access key services such as employment, education or shopping.</li> <li>The development of this site for housing would be required to take into consideration the ancient woodland (Nursery Wood) that adjoins the northeastern boundary of the site and the occasional views to the South Downs National Park.</li> <li>The development of the site would have a detrimental impact upon the landscape character of Halland resulting in backland development that is out of character with the existing linear form of development on Lewes Road.</li> <li>The site cannot be provided with a suitable vehicular access due to the narrow form of Knowle Lane and Lewes Road with no ability to widen this due to third party land ownership.</li> </ul>

#### SHELAA sites taken forward to ‘Sustainability Appraisal (SA)’

The following sites are considered ‘reasonable alternatives’ and have been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
154/1950	Land off South Street, East Hoathly	<ul style="list-style-type: none"> <li>The site is in a sustainable location for growth.</li> <li>The site would require the provision of a new vehicular access onto South Street and potential improvements to the local highways network.</li> <li>The development may have a detrimental impact upon the landscape in this</li> </ul>

SHELAA Reference	Site Address	Conclusion
		location, particularly the East Hoathly Conservation Area to the north and the trees covered by a Tree Protection Order within the centre of the site.
466/1950	Broomy Lodge Field, London Road, East Hoathly	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth.</li> <li>• The site requires the provision of a new or significantly upgraded vehicular access onto South Street, taking into consideration the development on land to the north.</li> <li>• Pedestrian connectivity to the site would also need to be improved, taking into consideration the PRoW network in close proximity to the site.</li> <li>• The development could have a detrimental impact upon biodiversity and landscape in this location, given the ancient woodland (Moat Wood) and priority habitat (deciduous woodland) that lies to the south.</li> </ul>
685/2060	Land at The Halland Forge Hotel, Eastbourne Road, Halland	<ul style="list-style-type: none"> <li>• Halland is not categorised as a 'sustainable settlement' within the emerging Local Plan due to a lack of services and facilities and with limited alternatives to the private car to access key services such as employment, education or shopping.</li> <li>• The site would be required to provide a new or upgraded vehicular access to the site from Eastbourne Road.</li> <li>• The development of the site would be required to take into consideration the mitigations required to protect the on-site ancient woodland (Bentley Wood) and priority habitat (deciduous woodland) and the Grade II Listed Building (Hartfield Farmhouse) that lies to the northwest.</li> <li>• A planning application was refused on this site for 21 (net) dwellings under WD/2018/0302/MAJ, partially due to the lack of services and facilities within Halland to support development.</li> <li>• The site is considered to be a 'reasonable alternative' for employment use, given the current extant use of the site for commercial uses.</li> </ul>

SHELAA Reference	Site Address	Conclusion
773/1950	Land at Hesmonds Stud, East Hoathly	<ul style="list-style-type: none"> <li>• The site is located at the southeastern periphery of East Hoathly, which is considered a 'sustainable settlement' according to the emerging settlement hierarchy.</li> <li>• The development of the site would need to provide a new vehicular access to the site from South Street, via neighbouring land that has also been submitted to the Council for assessment.</li> <li>• The development of the site would also need to take into the consideration the group TPO located adjacent the sites western boundary and the risk of surface water flooding located within the northern part of the site.</li> <li>• Development would also be required to consider the impact of development upon the landscape to the southeast of East Hoathly.</li> <li>• The site would need to consider the impact of development the Conservation Area that lies to the northwest.</li> <li>• The site may also be impacted by odour from the East Hoathly Wastewater Treatment Works (WwTW) that lies in close proximity to the south of the site.</li> </ul>
782/1950	Land east of South Street (Site A), East Hoathly	<ul style="list-style-type: none"> <li>• The site is located at the southeastern periphery of East Hoathly, which is considered a 'sustainable settlement' according to the emerging settlement hierarchy.</li> <li>• The development of the site would need to provide an upgraded or new vehicular access to the site from South Street.</li> <li>• The development of the site would also need to take into account the ancient woodland and group TPO located adjacent the site's southern boundary and the risk of surface water flooding within the eastern part of the site.</li> <li>• Development would also need to consider the impact of development upon the landscape to the southeast of East Hoathly.</li> <li>• The site may also be impacted by odour from the East Hoathly Wastewater</li> </ul>

SHELAA Reference	Site Address	Conclusion
		Treatment Works (WwTW) that lies in close proximity to the south of the site.
837/1950	Land east of South Street (Site B), East Hoathly	<ul style="list-style-type: none"> <li>• The site is located at the southeastern periphery of East Hoathly, which is considered a 'sustainable settlement' according to the emerging settlement hierarchy.</li> <li>• The development of this site would have a detrimental impact on landscape character in this location, as the site is detached from East Hoathly and would appear imposing in the landscape due to the sites topography.</li> <li>• The site would be required to gain a suitable vehicular access via the land to the west of the site.</li> <li>• The development of the site would also need to take into the consideration the ancient woodland and group TPO located adjacent the site's southwestern boundary and the risk of surface water flooding within the northwestern part of the site.</li> <li>• The site may also be impacted by odour from the East Hoathly Wastewater Treatment Works (WwTW) that lies in close proximity to the west of the site.</li> </ul>
985/1950	Harrison's, south of London Road, East Hoathly	<ul style="list-style-type: none"> <li>• The site is located at the northwestern periphery of East Hoathly, which is considered a 'sustainable settlement' according to the emerging settlement hierarchy.</li> <li>• The site would require the provision of a new vehicular access onto South Street, taking into consideration the development that has been granted to the northeast under WD/2022/0341/MAJ.</li> <li>• Pedestrian connectivity to the site would also need to be improved, taking into consideration the PRoW network in close proximity to the site.</li> <li>• The site would need to take into consideration the impact of development upon the ancient woodland (Moat Wood) that lies to the south and to the west (Harrison's Shaw), which is also subject to a group TPO order.</li> </ul>

SHELAA Reference	Site Address	Conclusion
996/1950	Hesmonds Stud, East Hoathly	<ul style="list-style-type: none"> <li>• The site is in a semi-rural location in between the settlements of East Hoathly and Halland.</li> <li>• The site would be required to take into consideration and provide a buffer to the ancient woodland that is located within the site and adjacent its boundaries. Much of this woodland is classified as a priority habitat or protected by a group TPO.</li> <li>• The development of this site would require the provision of an upgraded vehicular access from the B2192 to the west or the A22 to the south. The provision of an access to the south would require the removal of priority habitat ancient woodland, which would have a significant impact upon the achievability of the site.</li> <li>• The development would be required to take into consideration the noise generated from the A22 to the south and the potential for contamination to be present within the site.</li> <li>• The development would be required to consider the parts of the site that are subject to Flood Risk Zones 2 and 3 and the sporadic parcels of surface water flood risk that are present throughout the site.</li> <li>• The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to two storey residential development, with a higher sensitivity to commercial/industrial type development.</li> <li>• Development of the site would also extend development into a rural and lead to the perception of coalescence between East Hoathly and Halland.</li> </ul>
1202/1950	Old Whyly, London Road, East Hoathly	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth.</li> <li>• The site would be required to take into consideration and provide a buffer to the priority habitat and ancient woodland that is located within the site and adjacent to its boundaries.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The development would be required to take into consideration the impacts upon the Listed Building (Whyly) located adjacent the site.</li> <li>• Development would be required to consider surface water flood risk within the site.</li> <li>• The site cannot currently achieve a suitable vehicular access to the site as this would require the removal of ancient woodland or the widening of the current access track which is not likely to be achievable due to issues relating to third party land ownership.</li> <li>• This site in isolation is considered to have significant impacts upon biodiversity and landscape that could not be mitigated.</li> <li>• If large scale development did come forward on SHELAA Site 996/1950, with associated infrastructure, services and amenities, then this site may be suitable for development, as it would be less isolated and detached.</li> </ul>

**Parish:** Fletching

**Total Number of 'Live' SHELAA Sites:** 9

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
717/1630	Land at Fletching Garage, Splaynes Green, Fletching	This site has planning permission (WD/2021/2848/F) for the erection of 5 (net) dwellings. The site has therefore been excluded from further assessment.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
722/1630	Land south of A272, between Newick & Piltdown, Piltdown	The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.
908/1630	Land adjoining Millstones, Batts Bridge Road, Piltdown	
1113/1630	Land at Flitteridge Farm, Splaynes Green, Fletching	
1196/1630	Land at Old Spot Farm, A272, Filching	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		



**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
723/1630	Land adjoining Millstones, Batts Bridge Road, Piltdown	<ul style="list-style-type: none"> <li>• The site is situated in a relatively isolated location and is remote from local services, facilities and public transport.</li> <li>• The site is located beyond the settlement edge of Piltdown being separated from it by woodland, which increases sensitivity to development.</li> <li>• The land adjacent to the south of the site is considered a priority habitat and two trees adjacent to the northwest of the site which would require suitable buffers.</li> <li>• The site itself is within the Western Ouse Streams and Ashdown Forest BOA.</li> <li>• The existing access is unsuitable for further intensification.</li> <li>• The tree within close proximity to access having a TPO and a pylon adjacent on the other side hinders improvements to the existing vehicular access.</li> <li>• The development would be out of keeping with the surrounding countryside and would have a detrimental impact upon the rural landscape.</li> </ul>
1180/1410	Land south east of Rocks Road, Uckfield	<ul style="list-style-type: none"> <li>• This is a large site located to the west of Uckfield, which is considered a sustainable settlement according to the Council's emerging Local Plan.</li> <li>• The site is separated from the centre of Uckfield by the A22 and therefore remote from local services and facilities.</li> <li>• Development would be visually and functionally separated from the town, which lies to the east of the A22.</li> <li>• The western boundary of the site is adjacent to ancient woodland which restricts the potential for a vehicular access onto Rocks Road, which is narrow and improvements to widen and provide footpaths would be hindered by the ancient woodland on both sides of the road.</li> </ul>

## SHELAA sites taken forward to ‘Sustainability Appraisal (SA)’

The following sites are considered ‘reasonable alternatives’ and have been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
013/1410	Copwood Farm, Rocks Road, Uckfield	<ul style="list-style-type: none"> <li>The site is currently remote from local services and facilities and separated from the centre of Uckfield by the A22.</li> <li>Development would be visually and functionally separated from the town, which lies to the east of the A22.</li> <li>Housing development would be unsuitable and out of keeping with, and be detrimental to, the rural character and appearance of the landscape, which forms part of the setting of the town.</li> <li>Owing to its roadside position along the A22 at an important junction at the edge of Uckfield, part of the site has been approved planning permission for a solar electric forecourt linked with a new access from Copwood Roundabout under planning reference WD/2021/2001/MFA.</li> <li>This would cover a substantial part of the remaining land (to the south and east) that would be available for development for employment uses.</li> </ul>
674/1410	Land north of Copwood Farm, A22, Uckfield	<ul style="list-style-type: none"> <li>This is a large site located on the western side of the A22 comprising agricultural land to the west of Uckfield, which is considered a sustainable settlement according to the Council’s emerging Local Plan.</li> <li>The site is separated from the centre of Uckfield by the A22 and therefore remote from local services and facilities.</li> <li>Development would be visually and functionally separated from the town, which lies to the east of the A22.</li> <li>The western boundary of the site is adjacent to ancient woodland at the existing vehicular access to the site, which is a narrow track that serves existing farmsteads further south.</li> <li>There are approved commercial developments on other sites on the western side of the A22 such as WD/2021/2001/MFA (see above).</li> </ul>

**Parish:** Forest Row

**Total Number of 'Live' SHELAA Sites:** 11

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
1158/2010	Shovelstrode Farm, Shovelstrode Lane, Ashurst	The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
101/2010	Harmans Field, Station Road, Forest Row	The site is almost wholly Flood Zone 3a or 3b and therefore residential development is precluded in this location.
211/2010	Land adjacent to Poplar Farm, Poplar Lane, Forest Row	The site is located within 400m of the Ashdown Forest SPA. This is an area of international significance for wildlife and biodiversity, and the principle of new housing development is precluded within a 400m zone outside the Ashdown Forest SPA boundary.

SHELAA Reference	Site Address	Conclusion
254/2010	Land at junction of Hartfield and Forest Roads, Forest Row	The site is almost wholly located within 400 metres of the Ashdown Forest SPA. This is an area of international significance for wildlife and biodiversity, and the principle of new housing development is precluded within a 400m zone outside the Ashdown Forest SPA boundary. Ancient woodland also covers the vast majority of the site, including the part of the site that is outside the 400m buffer zone from the Ashdown Forest.
453/2010	Land east of Shepherds Place, Ryst Wood Road, Forest Row	The site is located within 400m of the Ashdown Forest SPA. This is an area of international significance for wildlife and biodiversity, and the principle of new housing development is precluded within a 400m zone outside the Ashdown Forest SPA boundary.
490/2010	Allotment Gardens, Medway Drive, Forest Row	The site is almost wholly within Flood Zone 3a or 3b and therefore residential development is precluded in this location.
968/2010	Land adjoining Highgate Works, Tom Tits Lane, Forest Row	The site is located within 400m of the Ashdown Forest SPA. This is an area of international significance for wildlife and biodiversity, and the principle of new housing development is precluded within a 400m zone outside the Ashdown Forest SPA boundary.

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
199/2010	Land east of Meadowlands, London Road, Forest Row	<ul style="list-style-type: none"> <li>The site lies in close proximity to Forest Row, which is considered a 'sustainable settlement' for development.</li> <li>The site is severed from the existing settlement by floodplain associated with the River Medway to the south east.</li> <li>The development of this site would require the provision of a new vehicular access from Lewes Road to the north and consideration of priority habitats located adjacent site boundaries.</li> <li>The site lies wholly within the High Weald National Landscape, where development</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>would appear out of keeping with the rural character of the area and have an unjustified impact on the character and appearance of the landscape.</p> <ul style="list-style-type: none"> <li>• The site is almost wholly formed of a priority habitat (deciduous woodland) and development would have a significant impact upon biodiversity within the site.</li> </ul>
914/2010	Land at Rystwood House, Forest Road, Forest Row	<ul style="list-style-type: none"> <li>• The site is located at the eastern periphery of Forest Row, which is considered a 'sustainable settlement' for development.</li> <li>• The site is relatively remote from local services and facilities and is visually separated from Forest Row by woodland to the west and Hartfield Road to the north.</li> <li>• The southern part of the site lies within 400 metres of the Ashdown Forest SPA and the principle of new housing development is precluded within this part of the site.</li> <li>• The development of the northern part of the site that lies outside the 400-metre buffer of the Ashdown Forest SPA would be required to consider the deciduous woodland to the west of the site and trees subject to a group TPO on the western boundary.</li> <li>• The site lies wholly within High Weald National Landscape in a location where development would appear out of keeping with the rural character of the area and have an unjustified impact on the character and appearance of the landscape that cannot be mitigated.</li> <li>• It is evident within the outcome of recent planning applications for the site (WD/2021/1916/F and WD/2022/3268/F) that the site is unable to achieve a suitable vehicular access, given the bend in Hartfield Road to the east and its impact on visibility splays.</li> </ul>

SHELAA Reference	Site Address	Conclusion
966/2010	Land at Brambletye Farm, Brambletye Lane, Forest Row	<ul style="list-style-type: none"> <li>• The site lies in close proximity to Forest Row, which is considered a 'sustainable settlement' for development.</li> <li>• The site is severed from the existing settlement by floodplain associated with the River Medway to the south east.</li> <li>• The site would require the provision of a new vehicular access from Lewes Road to the north and the consideration of priority habitats located adjacent site boundaries.</li> <li>• Consideration would be required for the ancient woodland (High Wood) located to the northwest of the site and the large electricity pylon located within the centre of the site.</li> <li>• The site is detached from linear residential development located on the south side of Hartfield Road by deciduous woodland to the east.</li> <li>• The site lies wholly within High Weald National Landscape in a location where development would appear out of keeping with the rural character of the area and have an unjustified impact on the character and appearance of the landscape.</li> <li>• This reasoning accords with the recent refusal for planning permission for 4 (net) dwellings on the site (WD/2020/1368/O).</li> </ul>
1183/2010	Land south of Wall Hill Cottage, London Road, Forest Row	<ul style="list-style-type: none"> <li>• The site lies in close proximity to Forest Row, which is considered a 'sustainable settlement' for development.</li> <li>• The site is severed from the existing settlement by Wall Hill Road and the floodplain associated with the River Medway to the south east.</li> <li>• The development of this site would require the provision of a new vehicular access from Wall Hill Road to the north and the provision of footpaths on the north side of Wall Hill Road.</li> <li>• Development would also be required to take into consideration the priority habitat that bounds the site to the north and east, some of which is ancient woodland</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>(Home Wood) and would require a suitable buffer.</p> <ul style="list-style-type: none"> <li>• Consideration would be required to Grade II Listed Building (Wallhill Farmhouse) that lies to the southeast.</li> <li>• The site lies wholly within High Weald National Landscape in a location where development would appear out of keeping with the rural character of the area and have an unjustified impact on the character and appearance of the landscape.</li> <li>• This issue is further exacerbated by the sloping topography of the site.</li> </ul>

SHELAA sites taken forward to **‘Sustainability Appraisal (SA)’**:

No sites are considered ‘reasonable alternatives’ in Forest Row Parish for the SA.

SHELAA Reference	Site Address	Conclusion
N/A		

**Parish:** Framfield

**Total Number of 'Live' SHELAA Sites:** 27

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
1168/1790	Orchard Cottage, Lewes Road, Blackboys	The site is too small for assessment. The site has therefore been excluded from further assessment.

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
079/1790	Land to the south of the B2102 and east of Stone Bridge Lane, Blackboy	This site has outline planning permission (WD/2022/2182/MRM) for the development of 50 (net) dwellings. The site has therefore been excluded from further assessment.
082/1790	Mill View, Gun Road, Blackboys	This site has planning permission (WD/2019/1003/FA) for 7 (net) dwellings. The site has therefore been excluded from further assessment.
096/2020	Land at Old Nursery House, Blackboys Road, Framfield	This site has outline planning permission (WD/2021/0573/MAO) for the development of 58 (net) dwellings. The site has therefore been excluded from further assessment.
1070/2020	Land at Hammond's Green Cottage, B2102, Framfield	This site has planning permission for 5 (net) dwellings under planning reference WD/2023/0508/F. The site has therefore been excluded from further assessment.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
892/1790	Land at Oak Lodge, Bushbury Lane, Blackboys	The site is isolated and remote from local services and facilities and is visually and functionally separated from the nearest settlement. Therefore, the development of this site does not meet the requirements of



SHELAA Reference	Site Address	Conclusion
934/1790	Land at Six Acre Field, east of Stonebridge Lane, Blackboys	'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.
1114/2020	Land at Holly Grove, Framfield Road, Framfield	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
030/1410	Framfield Lodge, Eastbourne Road, Uckfield	<ul style="list-style-type: none"> <li>The site is visually and functionally separated from the urban area of Uckfield currently, but an outline planning permission (WD/2020/0410/MAO) has been granted for 90 net dwellings to the south and west of the site.</li> <li>There is pedestrian access to the site and some public transport, any junction serving development of the site would require consideration of the proximity of roundabout serving the large development at Fernley Park north of Eastbourne Road.</li> <li>Development would be unsuitable for this location, as this site provides an attractive landscape feature on the approach to Uckfield and it is particularly prominent because of its ridge-top location.</li> </ul>

SHELAA Reference	Site Address	Conclusion
416/2020	Land south of Merrywell, Gatehouse Lane, Framfield	<ul style="list-style-type: none"> <li>• The site is adjacent to the Framfield Conservation Area along some of the site's frontage to the west, although there are no listed buildings in this location.</li> <li>• It is not considered that there would be sufficient land for a new vehicular/ pedestrian access to the B2102 due to a significant 90-degree bend that restricts visibility in this location.</li> <li>• Achieving a vehicular access would also require some levelling and the removal of mature trees to the boundary that would be harmful to the rural character of this road and risk harming the trees to the south of the frontage that have a TPO.</li> </ul>
429/2020	The Newplace Estate, Framfield	<ul style="list-style-type: none"> <li>• The site is in an isolated rural location, remote from local services and facilities, and disconnected from the boundaries of the nearest settlements.</li> <li>• Housing development on this scale and at this location would be unsuitable and unjustified.</li> <li>• The development of the site would be out of keeping with the character of the area and would have an unacceptable impact on landscape quality and on the appearance of the countryside.</li> <li>• Part of the site is in Flood Risk Zones 2 and 3 and other parts have designated Ancient Woodland status, which further restricts development potential.</li> </ul>
725/1410	Land at Hempstead Lane, Uckfield	<ul style="list-style-type: none"> <li>• This is a large site to on the southeast fringe of Uckfield which is considered a sustainable settlement in the Council's sustainable settlement survey.</li> <li>• The site is isolated from the settlement due to the River Uck along the northern boundary of the site by the railway track, which traverses through the northern part of the site.</li> <li>• The site is further isolated from the necessary facilities and amenities for residential development by the narrow lanes and lack of pedestrian infrastructure connecting the site to the settlement as well as the need for a new vehicular access.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• Three Grade II and one Grade II* listed buildings are located to the north of the site and their setting would need to be considered if development were to come forward.</li> <li>• Substantial buffer zones will be needed on the site to not only mitigate the flood risk in the north, but the noise pollution from the railway line and small industrial estate to the west and also to reinforce the existing landscape features within and surrounding the site.</li> <li>• It is noted that the adjoining SHELAA site to the west (reference 127/1410) is under the same ownership as this site and would need to come forward on a comprehensive basis to ensure connectivity to the town centre and that suitable vehicular access from the B2102 can be provided.</li> </ul>
855/1410	Land north west of Sand hill Lane, Uckfield	<ul style="list-style-type: none"> <li>• The site is remote from local services and facilities and functionally separate from any settlement.</li> <li>• The public transport infrastructure in the area is poor with the nearest bus stop being 1.2km away from the site.</li> <li>• The location is rural, open character of the arable fields that are bound by hedgerows.</li> <li>• Several Grade II listed buildings, including Pelham Farmhouse and Pelham Place are situated in close proximity to the site's northern boundary and their setting would likely be affected by new development in this location.</li> </ul>
935/2020	Land west of Stonebridge Lane, Stonebridge Lane, Framfield	<ul style="list-style-type: none"> <li>• The site is located in the rural landscape southwest of Blackboys and is isolated from local services, facilities and public transport.</li> <li>• A Grade II listed building (Pembroke Manor) lies to the southeast of the site and its setting could be adversely impacted by development in this location.</li> <li>• The roads in the area are rural and narrow with no space for footpaths.</li> </ul>

SHELAA Reference	Site Address	Conclusion
977/1790	Land opposite Bushbury Lane, Blackboys	<ul style="list-style-type: none"> <li>The site is located in the rural landscape southwest of Blackboys and is isolated from local services, facilities and public transport.</li> <li>The roads in the area are rural and the distances to the nearest settlements or services are too great for footpaths to be viable.</li> <li>Housing development would be unsuitable in this location and be out of keeping with the generally rural character and appearance of the countryside.</li> </ul>
1116/2060	Crockstead Farm, Eastbourne Road, Halland	<ul style="list-style-type: none"> <li>This is an extensive site isolated from any settlement or local services and facilities this includes public transport.</li> <li>The site is separated north and south by the Framfield Stream, which flows west to east through centre of the site. The site contains some flood risk through the central part of the site (from east to west) and includes pockets of ancient woodland throughout.</li> <li>The design of any development scheme would need to consider the setting of a number of Grade II listed buildings that surround the site to the north, east and south.</li> <li>The large area of trees in the centre of the southern part of the site would severely limit any development on the site as it would restrict improvements to the existing access.</li> </ul>

#### SHELAA sites taken forward to ‘Sustainability Appraisal (SA)’

The following sites are considered ‘reasonable alternatives’ and have been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
002/1410	Bird In Eye farm (South), Bird in Eye Hill, Uckfield	<ul style="list-style-type: none"> <li>The site is close to the urban edge of Uckfield, and it is separated from the settlement by the Framfield Stream.</li> <li>In view of the existing landscape features, any development would need to introduce a strong and reinforced landscape framework to the site to</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>complement the form and layout of any scheme.</p> <ul style="list-style-type: none"> <li>• Ancient and semi natural Deciduous Woodland are located at the southern and western boundary of the site.</li> <li>• Directly adjacent to the site (to the east) at the main Bird-in-Eye Farm is a Grade II Listed Farmhouse.</li> <li>• The development scheme must consider the setting of the Grade II listed Oasthouse to the northwest of Bird in Eye Farmhouse and the loss of Grade 3b agricultural land.</li> <li>• The development of this site for housing would require the provision of a new vehicular access and also pedestrian/cycle links towards the town centre.</li> <li>• Off-site improvements would also be necessary to the Framfield Road to ease traffic movements to and from the town centre, as well as improvements within the town centre itself.</li> <li>• It is has not been demonstrated how these key issues for the site could be overcome and in particular how pedestrian links to Uckfield Town Centre can be achieved, or indeed how the site would not severely impact the local highway network at Framfield Road.</li> <li>• The site was subject to a planning appeal for 290 (net) dwellings under planning reference WD/2021/2198/MAO, but this was dismissed for the reasons set out above.</li> </ul>
028/1410	Cysleys Farm, Eastbourne Road, Uckfield	<ul style="list-style-type: none"> <li>• The vast majority of the site, excluding the existing farm buildings, is subject to an ongoing outline planning application for up to 145 (net) dwellings under planning reference WD/2022/2785/MAO.</li> <li>• Proposals on the site should minimise the influence of development in outward views from Uckfield, maintaining the wooded character of the landscape, specifically the ancient deciduous woodland to the east and the priority</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>habitat deciduous woodland in the west of the site.</p> <ul style="list-style-type: none"> <li>• The design of the scheme would need to consider the impact the development would have on the setting of the grade II listed Cysleys Farmhouse.</li> <li>• An improved vehicular access would need to be created off the Eastbourne Road, but a further detailed transport assessment of the impact of development on the town centre and local highway network would be required.</li> </ul>
127/1410	Land at Bird in Eye (North), Bird in Eye Hill, Uckfield	<ul style="list-style-type: none"> <li>• The site located east of Uckfield although the Framfield Stream detaches it from the settlement.</li> <li>• In view of the existing landscape features, any development would need to introduce a strong and reinforced landscape framework to the site to complement the form and layout of any scheme.</li> <li>• Access exists at present to serve both the agricultural use and the industrial estate, but it would need to be upgraded to serve the quantum of residential traffic or provide a new vehicular access.</li> <li>• It is known that there may be legal implications to the provision of a suitable pedestrian access/cycle link.</li> <li>• The access to the site and connectivity to the settlement will need to be resolved as well as mitigation for the potential severe impact the site would have on the highway network at Framfield Road.</li> <li>• Part of the site is within Flood Zones 2 and 3 and a further reduction in the developable area would be needed as a buffer zone to the noise generated by the existing small industrial estate, which is surrounded by the site.</li> <li>• Suitable buffers to reduce the impact of the development on the landscape setting east of Uckfield and the local habitats such as the River Uck and Framfield Stream and Ancient Woodland will be needed.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The development scheme must consider the loss of Grade 3b agricultural land.</li> <li>• This site was refused planning permission (WD/2006/2173/MAO) for residential development and was subsequently dismissed at planning appeal in 2008.</li> </ul>
194/1410	Land off Old Eastbourne Road, Uckfield	<ul style="list-style-type: none"> <li>• The site is currently detached from the urban boundary of Uckfield.</li> <li>• There are numerous mature trees within the northern fields and this part of the site along the Framfield Stream is at risk of flooding as it is within Flood Zone 3.</li> <li>• Any scheme would require an ecological investigation into the impacts a residential development would have on the Framfield Stream, the large pond in the centre of the site and the woodland to the west of the site nearest to Old Common Way.</li> <li>• The site as submitted does not have a suitable access to the highway network. The adjoining site at Cysley's Farm (SHELAA reference 028/1410) is capable of providing a vehicular access from the Eastbourne Road and it is therefore considered that the most south-eastern field adjoining the neighbouring SHELAA site may be accessible if brought forward comprehensively.</li> </ul>
209/2020	Land off B2102, Framfield	<ul style="list-style-type: none"> <li>• The site is relatively isolated and remote from local services and facilities, although near to Framfield.</li> <li>• This is a large site and is in area of attractive rural landscape with some sensitivity to change. The location of the site on the elevated and relatively prominent valley side and its relatively open character, which makes it more prominent in views to/from the wider landscape.</li> <li>• The site as submitted cannot be provided with a suitable vehicular access to serve the housing development as improving the existing vehicular access may affect the setting of the listed buildings opposite this location.</li> </ul>

SHELAA Reference	Site Address	Conclusion
251/1790	Blackboys Inn and Adjoining Land, Lewes Road, Blackboys	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth.</li> <li>• The development of part of the site could be 'suitable', particularly adjacent to School Lane to the north of the Public House, but consideration of highways improvements for a new vehicular access onto School Lane, the setting of listed buildings in this location, as well as the impact on the landscape would be needed.</li> </ul>
289/1410	Land by Croft House, Eastbourne Road, Uckfield	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth.</li> <li>• The site requires the provision of a new vehicular access onto Eastbourne Road as well as improvements also pedestrian/cycle links towards the town centre.</li> <li>• The development of the site for housing may also have detrimental impact on the landscape in this location.</li> </ul>
297/1410	Land adjacent to Croft House, Eastbourne Road, Uckfield	<ul style="list-style-type: none"> <li>• The site is located in a semi-rural area south of Uckfield and would be out of keeping with the surrounding landscape.</li> <li>• If there are other large-scale development in this area together with adjacent SHELAA sites, it may be considered suitable for development with associated infrastructure and amenities.</li> <li>• The site is unaffected by significant designations, but a buffer will be required to existing trees and hedgerows and to the two ponds.</li> <li>• The access has potential through adjacent SHELAA sites to the northeast and possibly on to Eastbourne Road.</li> <li>• A suitable access is achievable, but a location toward the northwest is preferred (subject to the other Eastbourne Road site).</li> <li>• Limited public transport services are available in this location and a narrow footway links to Uckfield. The site is located on the southern edge of the town away from services that may affect travel mode choice.</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>The site slopes down slightly to the south/southwest. There will be limited visual impact on the surrounding landscape as the site is well screened.</li> </ul>
400/1410	Land at High Cross Farm, Eastbourne Road, Uckfield	<ul style="list-style-type: none"> <li>This is a substantial site, which is detached from the boundary of Uckfield and is located a considerable distance from local services and facilities.</li> <li>Large-scale residential development in this location would be out of keeping with surrounding land uses and may have a detrimental impact on the character of the countryside.</li> <li>The Ridgewood Stream splits the site into two and flows from the southeast to the northwest.</li> <li>The site contains substantial areas of ancient woodland, adjacent to the site's south-western boundary that reduces net developable area significantly.</li> <li>The existing access onto the site would need to be improved to make it suitable for residential development, but this is hindered by the proximity to another junction. There may be other alternatives through third-party land.</li> <li>Vehicle and pedestrian connectivity between the north and south of the site may require a bridge across Ridgewood Stream but this is restricted by the ancient deciduous woodland that runs along most of the banks of the stream.</li> </ul>
401/2020	The Barn Field, Gatehouse Lane, Framfield	<ul style="list-style-type: none"> <li>This is a substantial site in the context of Framfield and is located within an area of attractive landscape to the northeast of the village along Gatehouse Lane.</li> <li>Its elevated position on the ridgeline and strong visual relationship with the surrounding hills, including to the High Weald National Landscape increases the landscape sensitivity of the area.</li> <li>The only potential vehicular and pedestrian access to the site is along Gatehouse Lane, which a single lane, rural road, with limited visibility northwards owing to a brow in the hill.</li> </ul>

SHELAA Reference	Site Address	Conclusion
417/2020	Land at Merrywell, Gatehouse Lane, Framfield	<ul style="list-style-type: none"> <li>• The site is amenity land located to the east of the proposed development boundary for Framfield and therefore could be integrated naturally with the settlement.</li> <li>• The site is currently accessed by an unmade track between hedgerows and would need to be greatly improved to accommodate new residential development of any scale.</li> <li>• A pedestrian link to the village would also be needed in the form of a footway along Gatehouse Lane. Off-site highway works, including junction improvements and speed restrictions, are also likely to be required and would need to be the subject of further investigation.</li> <li>• The development of the site would need to consider the impact that it have on the setting of the Framfield Conservation Area.</li> </ul>

**Parish:** Frant

**Total Number of 'Live' SHELAA Sites:** 45

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
948/1610	Land at St Mark's Road, Tunbridge Wells	The site is too small for assessment. The site has therefore been excluded from further assessment.

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
126/1610	Land to the east of Benhall Mill Road, Tunbridge Wells	The site is subject to an ongoing full planning application for 159 dwellings under planning reference WD/2017/0143/MAJ and has a resolution to approve subject to a signed Section 106 agreement.
740/1610	Land at Hargate House, St Mark's Road, Tunbridge Wells	The site currently has planning permission for three further large residential dwellings within the ground to Hargate House under planning references WD/2021/2331/F, WD/2022/0089/F and WD/2021/2777/F. Given the scale of the approved development on site, it is not anticipated that any further significant residential development will come forward.
796/1610	Land at Little Mount Farm, Benhall Mill Road, Frant	This site has been granted planning permission (under reserved matters) for the erection of a 146-bed continuing care retirement community unit (under Use Class C2) under planning reference WD/2021/2467/MRM. This site is expected to be delivered by the end of the 2025/26 period.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
445/1960	Land at Warren Farm Lane, Eridge	The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.
477/1630	Land to the south of Tangier Lane, Frant	
478/1630	Land to the north of Tangier Lane, Frant	
479/1630	Land to the west of Brickhouse Farm, Tangier Lane, Frant	
480/1630	Land to the south of Brickhouse Farm, Tangier Lane, Frant	
586/2030	Land north of Wadhurst Road, Sleeches Cross, Frant	
630/1630	Land north and east of Home Farm Cottages, Little Bayham	
631/1630	Land west of Home Farm Cottages, Furnace Lane, Little Bayham	
663/1610	Land north of Broadwater Forest Lane, Tunbridge Wells	
738/2030	Land at Hunthill House, Mayfield Road, Frant	
1076/1750	Land associated with Manor Farm Stud, Bells Yew Green Road, Bells Yew Green	
1142/1750	Land forming part of Nobles Gate Farm, Ivy Lane, Bells Yew Green	
1162/1610	Brook Farm, Bayham Road, Tunbridge Wells	
1190/1610	Land at Benhall Forge, Benhall Mill Road, Tunbridge Wells	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
427/1750	Wish Wood, Bayham Road, Bells Yew Green	The site is almost entirely covered by ancient woodland. The central part of the site that is not ancient woodland lies within the 15m buffer of the ancient woodland on site. The site is therefore considered unsuitable and has been excluded from further assessment.

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
396/1750	Land at Sandydene, Middle Road, Bells Yew Green	<ul style="list-style-type: none"> <li>The site is located at the eastern edge of Bells Yew Green, which is considered a 'sustainable settlement' for development.</li> <li>The site would be required to consider the provision of a new vehicular access, which would like likely be provided from Hawkenbury Road to the west and would also require the provision of new footpaths located on the east side of Hawkenbury Road.</li> <li>The development would need to consider the parcel of woodland located along the southern and western boundaries that is protected by a group TPO.</li> <li>Further consideration would also be required for the two Grade II listed buildings located adjacent the site.</li> <li>The site would have a significant detrimental impact upon the High Weald National Landscape, the basis of which is supported within the decision of the planning inspectorate to dismiss a planning appeal for 18 (net) dwellings on the site under planning reference WD/2018/2281/MAO.</li> </ul>

SHELAA Reference	Site Address	Conclusion
402/1750	Land adjacent 1 Rushlye Cottage, Hawkenbury Road, Bells Yew Green	<ul style="list-style-type: none"> <li>• The site lies in close proximity to Bells Yew Green, which is considered a 'sustainable settlement' for development.</li> <li>• The development of this site would require the provision of a new vehicular access from Hawkenbury Road to the east, which would require the removal of existing hedgerows.</li> <li>• Development would also be required to consider the ancient woodland, priority habitat and group TPO that is located adjacent to the site's northwestern boundary and the listed buildings to the northeast.</li> <li>• The site lies wholly within High Weald National Landscape in an exposed location where development would appear out of keeping with the rural character of the area and have an unjustified impact on the character and appearance of the landscape.</li> <li>• The site would not be able to achieve suitable pedestrian connectivity to Bells Yew Green, resulting in a development in an unsustainable location with a reliance on the private motor vehicle to access services and amenities.</li> </ul>
409/2030	Field to west of Shernfold Park, Wadhurst Road, Frant	<ul style="list-style-type: none"> <li>• The site lies in close proximity to Frant, which is considered a 'sustainable settlement' for development.</li> <li>• The site is severed from the main built form of the settlement by loose knit residential dwellings set within large, landscaped plots to the north.</li> <li>• The development of the site would require a new vehicular access from Wadhurst Road to the west, which would require the removal of trees and hedgerows.</li> <li>• Development would be required to consider the woodland to the southeast, which is subject to a group TPO and is also a priority habitat.</li> <li>• The surface water flood risk within the site and the Grade II listed building (Shernfold Park) to the east would also require consideration.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>The site lies wholly within the High Weald National Landscape, in a location, which has been assessed as having high sensitivity to residential development.</li> </ul>
411/1750	Rushlye Lodge, land adjacent Highfields, Hawkenbury Road, Bells Yew Green	<ul style="list-style-type: none"> <li>The site lies in close proximity to Bells Yew Green, which is considered a 'sustainable settlement' for development.</li> <li>The development of this site would require the provision of a new vehicular access from Hawkenbury Road to the west, which would require the removal of existing hedgerows.</li> <li>Development would be required to take into consideration the listed buildings to the north.</li> <li>The site lies wholly within High Weald National Landscape in an exposed location where development would appear out of keeping with the rural character of the area and have an unjustified impact on the character and appearance of the landscape.</li> <li>The site would not be able to achieve suitable pedestrian connectivity to Bells Yew Green, resulting in a development in an unsustainable location with a reliance on the private motor vehicle.</li> </ul>
446/1610	Montegue Meadows, south of Broadwater Down, Tunbridge Wells	<ul style="list-style-type: none"> <li>The site is located at the southwestern edge of Tunbridge Wells, which is a large town located outside the administrative boundaries of Wealden and the site is in a sustainable location.</li> <li>The development of the site would result in the loss of greenfield land within a BOA.</li> <li>The development of the site would have a detrimental impact upon the setting of the High Weald National Landscape and would appear out of keeping with the attractive rural character and appearance of the landscape to the south of Tunbridge Wells.</li> <li>The site is unable to achieve a suitable vehicular access to the site as this would involve the removal of trees that are protected by a group TPO and are part of a priority habitat (deciduous woodland),</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>which would have a significant impact upon local biodiversity that could not be mitigated.</p>
504/1610	Land off Broadwater Down, Tunbridge Wells	<ul style="list-style-type: none"> <li>• The site is located at the southwestern edge of Tunbridge Wells, which is a large town located outside the administrative boundaries of Wealden and is in a sustainable location.</li> <li>• The development of the site would result in the loss of greenfield land within a BOA and could potentially impact the Tunbridge Wells Conservation Area that lies to the north.</li> <li>• Development of the site would also be required to take into consideration the surface water flood risk and potential contamination located within the site.</li> <li>• The development of the site would have a detrimental impact upon the setting of the High Weald National Landscape and would appear out of keeping with the attractive rural character and appearance of the landscape to the south of Tunbridge Wells.</li> <li>• The site is unable to achieve a suitable vehicular access to the site as this would involve the removal of trees that are protected by a group TPO and are part of a priority habitat (deciduous woodland), which would have a significant impact upon local biodiversity that could not be mitigated.</li> </ul>
528/1610	Land between Forest Road and Benhall Mill Road, Tunbridge Wells	<ul style="list-style-type: none"> <li>• The site is located in a sustainable location to the southeast of Tunbridge Wells, which is a large town outside the administrative boundaries of Wealden.</li> <li>• The development of the site for housing would be required to take into consideration the noise generated from the railway line to the east and the potential for contamination located within the site.</li> <li>• The sites topography must also be considered, in addition to the impact of development on the LWS (Hawkenbury Farm Meadows) to the west.</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The site cannot be provided with a suitable vehicular access due to the narrow form of the existing access which cannot be widened due to third party land ownership.</li> <li>• The site is also unable to achieve a vehicular access from neighbouring development to the southeast and has not demonstrated that access to land to the west (063/1610) is also achievable.</li> <li>• The site may have a significant ecological impact, given the site is almost wholly classified as a priority habitat.</li> </ul>
599/2030	Land to the north and east of Frant Primary School, Frant Road, Frant	<ul style="list-style-type: none"> <li>• The site lies in close proximity to Frant, which is considered a 'sustainable settlement' for development.</li> <li>• The site is severed from the existing settlement and shares a closer visual and functional relationship to the High Weald National Landscape to the north.</li> <li>• The development of the site for housing would require the provision of an upgraded vehicular access from Frant Road, which may be achievable, albeit it would result in a development that does not physically or visually relate to the existing settlement.</li> <li>• The development of the site must take into consideration the potential impact on the adjoining Frant Conservation Area, which contains a number of listed buildings.</li> <li>• Development of the site would also be required to consider the sites sloping topography and the ancient woodland to the north.</li> <li>• The site is significantly constrained in relation to the impact of development on the landscape. The site lies wholly within the High Weald National Landscape, in a location which has been assessed as having high sensitivity to residential development.</li> </ul>

SHELAA Reference	Site Address	Conclusion
733/2030	Land north of Bells Yew Green Road, Frant	<ul style="list-style-type: none"> <li>• The site lies in close proximity to Frant, which is considered a 'sustainable settlement' for development.</li> <li>• The site feels distinctly separate from the main built form of the settlement and shares a closer relationship with the rural landscape to the east of the settlement.</li> <li>• The site cannot achieve a suitable vehicular access to the site. There is no potential to provide a vehicular access to the site from Bells Yew Green Road as this would result in significant ecological impact resulting from the removal of mature trees and hedgerows on the southern boundary of the site.</li> <li>• With regards to the landscape, the site lies wholly within the High Weald National Landscape in a location, which has been assessed as having high sensitivity to residential development.</li> </ul>
1078/1610	Quarry Farm, Bayham Road, Tunbridge Wells	<ul style="list-style-type: none"> <li>• The site is located at the southeastern edge of Tunbridge Wells, which is a large town located outside the administrative boundaries of Wealden.</li> <li>• The site lies a significant distance from the settlement edge and is severed from the settlement by agricultural land and playing pitches associated with Tunbridge Wells Rugby Football Club to the north and west.</li> <li>• The development of the site would be required to take into consideration the ancient woodland located adjacent the southeastern boundary and the priority habitat located to the south and north.</li> <li>• Further investigation would be required to determine whether the site can be brought forward without detrimentally impacting a groundwater source or whether contamination from the sites current use may require remediation.</li> <li>• The development of the site would have a detrimental impact upon the High Weald National Landscape, although this could to some extent be mitigated given the northern part of the site's current use</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>and its enclosure from the wider landscape by existing vegetation.</p> <ul style="list-style-type: none"> <li>• The site cannot achieve a suitable vehicular or pedestrian access to the site via the narrow access track that connects to Bayham Road, due to its limited width, with limited scope to improve this due to third party land ownership and the presence of priority habitat (deciduous woodland) at the access point to the site.</li> </ul>
1149/1610	Land at Windmill Farm, Benhall Mill Road, Tunbridge Wells	<ul style="list-style-type: none"> <li>• The site is located in a rural location to the southeast of Tunbridge Wells, which is a large town outside the administrative boundaries of Wealden.</li> <li>• The site is in an isolated location, a considerable distance from the settlement and is also visually and functionally from the built form of Tunbridge Wells by the railway line to the west and woodland to the north.</li> <li>• The development of the site would be required to consider the detrimental ecological impact of development upon the priority habitat (deciduous woodland) located within and adjacent to the site.</li> <li>• The development of the site would also be required to consider the small parcel of surface water flood risk within the site and the noise generated from the railway line to the west.</li> <li>• The development of the site would have a detrimental impact upon the high-quality landscape to the southeast of Tunbridge Wells, albeit the site lies outside of the High Weald National Landscape</li> <li>• The site cannot achieve a suitable vehicular or pedestrian access to the site via Benhall Mill Road, due to its limited width, with limited scope to improve this due to third party land ownership.</li> </ul>

## SHELAA sites taken forward to ‘Sustainability Appraisal (SA)’

The following sites are considered ‘reasonable alternatives’ and have been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
063/1610	Land at Benhall Mill Road, Tunbridge Wells	<ul style="list-style-type: none"> <li>The site is located in a sustainable location to the southeast of Tunbridge Wells, which is a large town outside the administrative boundaries of Wealden.</li> <li>The development of the site would require the upgrading of the existing vehicular access from Benhall Mill Road, which is covered by a priority habitat (deciduous woodland), the removal of which would have a significant impact on biodiversity that would require consideration.</li> <li>A vehicular access to the site via third party land (a residential dwelling) on Benhall Mill Road would overcome this constraint, although not submitted.</li> <li>The development of the site would have a detrimental ecological impact, resulting in the loss of greenfield land that is classified as a LWS and contains priority habitats (deciduous woodland) within and adjacent its boundaries.</li> <li>Further investigation would be required to determine the noise generated from the railway line to the east and light industrial uses to the south, which would also require consideration.</li> </ul>
443/1610	Strawberry Hill Farm, Eridge Road, Tunbridge Wells	<ul style="list-style-type: none"> <li>The site is located at the southwestern edge of Tunbridge Wells, which is a large town located outside the administrative boundaries of Wealden and is in a sustainable location.</li> <li>The development of this site for housing would need to consider the provision of a new/upgraded vehicular access from Eridge Road and the extension and improvement of existing pedestrian footpaths along Eridge Road.</li> <li>The development of the site would result in the loss of greenfield land within a BOA and would need to take into</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>consideration the priority habitat located to the northeast.</p> <ul style="list-style-type: none"> <li>• The development of the site would have a detrimental impact upon the setting of the High Weald National Landscape and would appear out of keeping with the attractive rural character and appearance of the landscape at this attractive approach to the town.</li> </ul>
444/1610	Land to the south of Bayham Road, Tunbridge Wells	<ul style="list-style-type: none"> <li>• The site is located at the southeastern edge of Tunbridge Wells, which is a large town located outside the administrative boundaries of Wealden and lies in a relatively sustainable location.</li> <li>• The development of this site for housing would be required to consider the provision of a new/upgraded vehicular access from Bayham Road and the extension and improvement of existing pedestrian footpaths along Bayham Road to provide pedestrian connectivity to Tunbridge Wells.</li> <li>• Further investigation would also be required to determine whether the site can be brought forward without detrimentally impacting a groundwater source.</li> <li>• The development of the site would have a detrimental impact upon the setting of the High Weald National Landscape and would appear out of keeping with the attractive rural character and appearance of the landscape at this attractive approach to the town.</li> </ul>
581/2030	The Glebe Land, Church Lane, Frant	<ul style="list-style-type: none"> <li>• The site lies in close proximity to Frant, which is a 'sustainable settlement' for development, and is located in close proximity to existing services and facilities within the settlement.</li> <li>• The development of the site would have a detrimental impact upon the High Weald National Landscape, although this is lessened by the site having only a few characteristics of the High Weald Natural Landscape that require protection.</li> <li>• The development of the site for housing would require the provision of an</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>upgraded vehicular access from Church Lane.</p> <ul style="list-style-type: none"> <li>• This would require the re-provision of the existing vehicular access to the playing fields to the north, otherwise development cannot be brought forward.</li> <li>• The development must take into consideration the impact on the adjoining Frant Conservation Area.</li> <li>• Development of the site would also be required to consider the site's sloping topography and the group TPO that is located along the site's southeastern boundary.</li> </ul>
651/1610	Land to the south of Bayham Road, Tunbridge Wells	<ul style="list-style-type: none"> <li>• The site is located at the southeastern edge of Tunbridge Wells, which is a large town located outside the administrative boundaries of Wealden and lies in a sustainable location.</li> <li>• The development of this site for housing would be required to consider provision of a new/upgraded vehicular access from Bayham Road and the extension and improvement of existing pedestrian footpaths along Bayham Road to provide pedestrian connectivity to Tunbridge Wells.</li> <li>• This is likely to require the site coming forward as part of a comprehensive development with the land to the west that has been assessed under SHELAA reference 755/1610.</li> <li>• Further investigation would also be required to determine whether the site can be brought forward without detrimentally impacting a groundwater source.</li> <li>• The development of the site would have a detrimental impact upon the setting of the High Weald National Landscape, although the 2023 Landscape Sensitivity Assessment notes that the site itself is well contained within mature tree screening to all sides that would need to be retained and reinforced.</li> </ul>
729/1610	Land at Ramslye Farm (Spratsbrook	<ul style="list-style-type: none"> <li>• The site is located at the southern edge of Tunbridge Wells, which is a large town</li> </ul>

SHELAA Reference	Site Address	Conclusion
	Farm), Tunbridge Wells	<p>located outside the administrative boundaries of Wealden and in a sustainable location.</p> <ul style="list-style-type: none"> <li>• The development of this site for housing would be required to consider the provision of an upgraded vehicular access from Eridge Road and the upgrading of existing pedestrian footpaths to improve connectivity to Tunbridge Wells.</li> <li>• Development of the site would be required to take into consideration the priority habitat (deciduous woodland) located within the site and adjacent its boundaries and would also result in the loss of greenfield land that lies wholly within a BOA.</li> <li>• The impact to the listed buildings that lie adjacent the sites boundaries and within the site would also require mitigation.</li> <li>• The development would also be required to provide suitable mitigation to the surface water flood risk located within the site.</li> <li>• The development of the part of the site within the administrative boundaries of Wealden is considered to have a significantly detrimental impact upon the High Weald National Landscape.</li> <li>• The southern parts of the site are significantly more exposed within the landscape and the impact of development on the High Weald National Landscape is considered to be greater in this location.</li> </ul>
748/1750	Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green	<ul style="list-style-type: none"> <li>• The site is located at the northern edge of Bells Yew Green, which is considered a 'sustainable settlement' for development.</li> <li>• The development of the site for housing would require the upgrading or provision of a new vehicular access onto Bayham Road, which may also result in a detrimental impact on biodiversity due to the removal of hedgerows.</li> <li>• Development must also take into consideration the potential impact upon the ancient woodland that adjoins the site</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>to the east and the priority habitats located adjacent the sites boundaries.</p> <ul style="list-style-type: none"> <li>• The site lies within the High Weald National Landscape and development would have some impact upon this sensitive landscape although the Council's Landscape Sensitivity Assessment (2023) confirms that the site does not contain any heritage features, is visually enclosed and is influenced by proximity to Bells Yew Green and Frant rail station, which decreases sensitivity.</li> </ul>
755/1610	Land off Bayham Road, Tunbridge Wells	<ul style="list-style-type: none"> <li>• The site is located at the southeastern edge of Tunbridge Wells, which is a large town located outside the administrative boundaries of Wealden and lies in a sustainable location.</li> <li>• The development of this site for housing would be required to consider provision of a new/upgraded vehicular access from Bayham Road and the extension and improvement of existing pedestrian footpaths along Bayham Road to provide pedestrian connectivity to Tunbridge Wells.</li> <li>• Further investigation would also be required to determine whether the site can be brought forward without detrimentally impacting a groundwater source.</li> <li>• The development of the site would have a detrimental impact upon the setting of the High Weald National Landscape and buffering would be required to maintain an edge with the land to the west and south to mitigate the impact of development on the wider countryside, including retaining glimpsed long views south from the site across the wider High Weald National Landscape.</li> </ul>
818/1610	Land at Whinlatter, St Mark's Road, Tunbridge Wells	<ul style="list-style-type: none"> <li>• The site is located at the southern edge of Tunbridge Wells, which is a large town located outside the administrative boundaries of Wealden in a sustainable location.</li> <li>• The site would be required to consider the provision an upgraded vehicular</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<p>access from St Mark's Road and improvements to existing footpaths to improve pedestrian connectivity to the settlement.</p> <ul style="list-style-type: none"> <li>• The development would be required to take into consideration the priority habitat (deciduous woodland) that bounds the sites southwestern boundary.</li> <li>• The site is wholly located within the High Weald National Landscape and there is likely to be some impact from development. The site is well enclosed however and is not considered to be prominent within the landscape.</li> <li>• The development would also need to consider the economic viability of the site, taking into consideration the high use value of the existing dwelling on site and whether this impacts the deliverability of the scheme.</li> </ul>
937/1750	Court Lodge Farm, B2169, Bells Yew Green	<ul style="list-style-type: none"> <li>• The site is located at the western edge of Bells Yew Green, which is considered a 'sustainable settlement' for development, albeit the site is severed from the existing settlement by an existing railway line.</li> <li>• The site would be required to consider the provision of a new/significantly upgraded vehicular access from Bayham Road or Bells Yew Green Road and the extension of footpaths to provide pedestrian connectivity to Bells Yew Green.</li> <li>• Development would be required to take into consideration the impact on residential amenity from noise generated from commercial/industrial uses to the south and the railway line to the north and east.</li> <li>• The development must also take into consideration the impact of development upon the ancient woodland to the west of the site (Stubbygrove Wood).</li> <li>• The development would need to consider the Grade II listed Frant Railway Station that lies to the east.</li> <li>• The site is exposed within the High Weald National Landscape and has far</li> </ul>

SHELAA Reference	Site Address	Conclusion
		reaching views across the landscape, occupying an elevated position along a valley side.
947/1750	Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green	<ul style="list-style-type: none"> <li>• The site comprises an existing employment use located within the open countryside, between Frant and Bells Yew Green, both of which are considered a 'sustainable settlement' for development.</li> <li>• The site lies a considerable distance from both settlements and is not visually or physically related to either. Housing development in this location would be unsustainable.</li> <li>• The development of this site would be required to take into consideration the ancient woodland (Ely Wood) that lies to the west.</li> <li>• The site would also be required to take into consideration the potential contamination present on site and also the noise generated from existing employment uses, should they be retained as part of the site's redevelopment.</li> <li>• The transport demands for housing proposed at this scale cannot be accommodated via the narrow track that accesses the site, with no scope to improve this due to third party land ownership.</li> <li>• Residential development in this location would appear significantly out of keeping with the surrounding landscape and would have a significantly detrimental impact upon the countryside within the High Weald National Landscape.</li> <li>• Given the current use of the site, it is considered that the site may potentially be suitable for commercial development, within the confines of the existing employment uses on site.</li> </ul>
979/1610	Pinewood Farm, Frant Road, Tunbridge Wells	<ul style="list-style-type: none"> <li>• The site is located at the southern edge of Tunbridge Wells, which is a large town located outside the administrative boundaries of Wealden and the site lies in a sustainable location.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The site would be required to consider the provision of an upgraded vehicular access from Frant Road and the upgrading of existing pedestrian footpaths to improve connectivity to Tunbridge Wells.</li> <li>• Development of the site would need to consider the priority habitat (deciduous woodland) located within the site and adjacent its boundaries.</li> <li>• The development would result in the loss of greenfield land that partially lies within a BOA.</li> <li>• Further investigation would be required to determine the sites impact upon a groundwater source.</li> <li>• The potential detrimental impact to the listed buildings that lie adjacent the site's boundaries and the surface water flood risk within the site would also require consideration.</li> <li>• The site is located wholly within the High Weald National Landscape and the development of this site would have a detrimental impact upon the character of the landscape.</li> <li>• The northern part of the site is better enclosed within the landscape by existing vegetation and the residential development within this contained of the site would have a lesser impact than the southern part of the site.</li> <li>• The land south of the farm track is significantly more exposed within the landscape and the impact of development on the High Weald National Landscape is considered to be greater in this location.</li> </ul>
1077/1610	Land lying to the west side of Frant Road, Tunbridge Wells	<ul style="list-style-type: none"> <li>• The site is located at the southern edge of Tunbridge Wells, which is a large town located outside the administrative boundaries of Wealden in a sustainable location.</li> <li>• The development of this site for housing would be required to consider the provision of an upgraded vehicular access from St Mark's Road or Frant</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>Road and improvements to existing footpaths to improve pedestrian connectivity to Tunbridge Wells.</p> <ul style="list-style-type: none"> <li>• The site is wholly located within the High Weald National Landscape and there is likely to be some impact from development.</li> <li>• The site is well enclosed within the landscape by existing vegetation and shares a visual and functional relationship with the existing form of Tunbridge Wells.</li> </ul>
1108/1610	Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells	<ul style="list-style-type: none"> <li>• The site is located at the southeastern edge of Tunbridge Wells, which is a large town located outside the administrative boundaries of Wealden and the northern part of the site lies in a sustainable location.</li> <li>• The central and southwestern parts of the site relate more visually to the High Weald National Landscape that surrounds the settlement to the south.</li> <li>• The development of this site for housing would be required to provide a new/upgraded vehicular access from Bayham Road and the extension and improvement of existing pedestrian footpaths along Bayham Road to provide pedestrian connectivity to Tunbridge Wells.</li> <li>• Further investigation would also be required to determine whether the site can be brought forward without detrimentally impacting a groundwater source.</li> <li>• The site would also be required to take into consideration the priority habitat that lies within the site.</li> <li>• The 2023 Landscape Sensitivity Assessment notes that northern part of the site is well contained within the landscape by mature tree screening to all sides that would need to be retained and reinforced, particularly to the south and east where longer views are possible.</li> </ul>
1201/1610	Land at Tunbridge Wells Rugby Club	<ul style="list-style-type: none"> <li>• The site is located at the southern edge of Tunbridge Wells, which is a large town</li> </ul>

SHELAA Reference	Site Address	Conclusion
	and Chase Farm, Frant Road, Tunbridge Wells	<p>located outside the administrative boundaries of Wealden in a sustainable location.</p> <ul style="list-style-type: none"> <li>• The development of this site for housing would be required to consider the provision an upgraded vehicular access from Frant Road.</li> <li>• The site is located within the High Weald National Landscape and the development of this site would have some impact upon the wider landscape, particularly within the northern parts of the site.</li> <li>• The southern part of the site is more enclosed within the landscape, as the topography of the site drops significantly in this location.</li> <li>• The development of the site would need to take into consideration the surface water flood risk within the site and seek to limit the impact of development upon the group TPO that forms the southwestern boundary of the site and Tunbridge Wells Conservation Area that lies to the northwest.</li> <li>• The redevelopment of the site may also bring forward improvements to existing sports infrastructure within the northern part of the site.</li> </ul>

**Parish:** Hadlow Down

**Total Number of 'Live' SHELAA Sites:** 7

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
386/2050	Land at Wilderness Lane, Hadlow Down	The sites are too small for assessment. The sites have therefore been excluded from further assessment.
665/2050	Hadlow Down Village Hall, Hall Lane, Hadlow Down	
736/2050	Land opposite the Village Hall, Hall Lane, Hadlow Down	

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
1192/1980	Land south of Spring Lane, Five Ashes	The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
690/2050	Land rear of Hadlow Lodge, Wilderness Lane, Hadlow Down	<ul style="list-style-type: none"> <li>The site is considered as isolated and is remote from a 'sustainable settlement' within the emerging Local Plan.</li> <li>Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside.</li> <li>The site as submitted cannot be provided with a suitable vehicle access for development as it would require third party land and Wilderness Lane is too narrow for intensification and cannot be widened due to the ancient woodland to the east.</li> </ul>
735/2050	Land adjacent to The Chestnuts, Wilderness Lane, Hadlow Down	<ul style="list-style-type: none"> <li>The site is considered as isolated and is remote from a 'sustainable settlement' within the emerging Local Plan.</li> <li>The site is located wholly within the High Weald National Landscape and the BOA for the River Uck and its Headwaters.</li> <li>The entire site is also covered by deciduous woodland that is classified as a priority habitat. A few trees to the northeast of the site have TPOs.</li> <li>The southern part of the site is next to the road junction for Wilderness Lane that comes to a confluence at this point, so this would make it difficult to position a new vehicular access for residential development.</li> </ul>

SHELAA sites taken forward to '**Sustainability Appraisal (SA)**':

The following site is considered a 'reasonable alternative' and has been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
778/2050	Land at Waste Wood, Main Road, Hadlow Down	<ul style="list-style-type: none"> <li>The provision of a suitable vehicle access would be achievable if the access to the residential dwellings that also use the track is not negatively impacted.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The part of the site fronting onto the A272 is in close proximity to a Grade II listed building (Parish Church of St Marks) and could impact the setting of the listed building.</li> <li>• The site is wholly located within the High Weald National Landscape and would be required to mitigate the impacts upon the landscape in this location.</li> <li>• Any development would need to have extensive mitigation to avoid the detrimental impact on a number of mature in-field trees present within the site's boundaries.</li> </ul>



**Parish:** Hailsham

**Total Number of 'Live' SHELAA Sites:** 82

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
815/1310	Land north of 1 Woodside Terrace, Polegate Road, Hailsham	The site is too small for assessment. The site has therefore been excluded from further assessment.
816/1310	Land east of Polegate Road, Hailsham	
851/1310	1 Summerhill Cottages, Summerhill Lane, Hailsham	
885/1310	Hailsham Ambulance Station, London Road, Hailsham	
910/1310	Land at Broadlands, Amberstone, Hailsham	
923/1310	Land at 1 Railway Crossing Cottage, Mulbrooks, Hailsham	
1035/1310	Site access at Recycling Depot, Station Road, Hailsham	
1036/1310	Land at the rear of High Street, Hailsham	
1045/1310	Waldernheath, Amberstone, Hailsham	

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
091/1310	Wellfield, 154 - 156 Station Road, Hailsham	This site has outline planning permission for 9 (net) dwellings under reference WD/2023/0699/O. The site has therefore been excluded from further assessment.
100/1310	Oaklands, Ersham Road, Hailsham	This site has planning permission for 169 (net) dwellings under planning reference WD/2018/2543/MAJ. The site has therefore been excluded from further assessment.
379/1310	Land at Old Marshfoot Farm, Marshfoot Lane, Hailsham	This site has planning permission (WD/2021/0424/MRM) for up to 300 (net) dwellings. The site has therefore been excluded from further assessment.

SHELAA Reference	Site Address	Conclusion
728/1310	Land south of Hailsham, west of Ersham Road and west of Station Road, Hailsham	This site has planning permission for up to 700 (net) dwellings under multiple planning references and is partly under construction. The site has therefore been excluded from further assessment.
804/1310	Land off Mill Road, Hailsham	This site has planning permission (WD/2017/2956/MAO and WD/2023/0999/MRM) for up to 220 (net) dwellings. The site has therefore been excluded from further assessment.
808/1310	Coldthorn Barn, Coldthorn Lane, Hailsham	This site has planning permission for up to 31 (net) dwellings (WD/2020/0894/F) allowed on appeal. The site has therefore been excluded from further assessment. The remaining part of this site is formed of ancient woodland and is therefore considered unsuitable for any form of development.
900/1310	Land adjoining The Old Loom Mill, Mulbrooks, Ersham Road, Hailsham	This site has planning permission (WD/2017/0839/MAO and WD/2020/1494/MRM) for up to 24 (net) dwellings. The site has therefore been excluded from further assessment.
963/1310	Poplar Cottage Farm (East), Amberstone, Hailsham	This site has outline planning permission (WD/2020/1690/MAO) for up to 45 (net) dwellings. The site has therefore been excluded from further assessment.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
1040/3110	Land at Manor House Cottage, Old Road, Magham Down	The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.
1047/3110	Magham Down Farm (Site 2), New Road, Magham Down	
1178/1310	Land at Holme Farm, Sayerland Lane, Polegate	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
890/1310	Land at Coldthorn Cottage, Coldthorn Lane, Hailsham	This site is almost wholly comprised of ancient woodland and therefore the required buffer for this designation means that 5 (net) dwellings cannot be achieved. The site has therefore been excluded from further assessment.

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
184/3110	Land adjoining the former Red Lion Public House, New Road, Magham Down	<ul style="list-style-type: none"> <li>The location of the site within Magham Down, which has limited facilities and where most journeys would be made by private motor vehicle, is also not considered sustainable for large scale residential development.</li> <li>The site does have an existing vehicular access, although a transport assessment would be required to establish whether a suitable vehicular access can be achieved from the A271 for any greater level of development.</li> <li>The site does contribute to the rural setting of Magham Down but is relatively well enclosed by mature boundary trees, which would need to be protected and enhanced as part of any development to maintain this enclosure from the wider landscape and minimise any visual impact.</li> <li>The southern part of the site is used as a playing field (with football pitch and goals) and therefore development would only be suitable if proven its not required.</li> </ul>

SHELAA Reference	Site Address	Conclusion
210/1310	Bolney's Wood, East of A22, Hailsham	<ul style="list-style-type: none"> <li>• The site does adjoin the proposed settlement boundary for Hailsham to the north.</li> <li>• The site has significant ecological constraints in the form of ancient woodland, priority habitats and being located wholly within a BOA.</li> <li>• Due to the presence of the ancient woodland of Bolney's Wood, the 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development.</li> </ul>
278/1310	The Flour Mill, Upper Horsebridge Road, Hailsham	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for development and is well connected to the local services, facilities and public transport provided in Hailsham.</li> <li>• The site benefits from an existing vehicular and pedestrian access from Upper Horsebridge Road, although the vehicular access may require improvements to visibility splays.</li> <li>• Two listed buildings lie on the existing vehicular access to the site, so any improvements would need to consider the setting of those buildings.</li> <li>• The Cuckmere River runs through the middle of the site and therefore the majority of the site (including the flour mill itself) lies within Flood Zones 2 and 3, which normally precludes residential development on the site.</li> </ul>
283/1310	Land off Sandbanks Close, Hailsham	<ul style="list-style-type: none"> <li>• The site is within the proposed settlement boundary for Hailsham and is adjacent to existing residential development.</li> <li>• The site forms part of an attractive and well located "green corridor" on the southern fringe of Hailsham, providing important visual amenity for local residents and contributing biodiversity and nature conservation value to the surroundings.</li> <li>• The site comprises wholly of Priority Habitat Deciduous Woodland and provides an ecological link with the adjacent ancient woodland located to the west of the site. The removal of vegetation and mature trees in this</li> </ul>

SHELAA Reference	Site Address	Conclusion
		location would have a detrimental impact on the district's biodiversity within this area.
391/3110	Land adjoining Onslow House, New Road, Magham Down	<ul style="list-style-type: none"> <li>• The site is located outside of any existing or proposed settlement boundary and is isolated from services and facilities.</li> <li>• The site is visually and functionally separated from Magham Down and Hailsham and development would not relate well to the existing built form of either settlement.</li> <li>• There is no existing vehicular access, and a transport assessment would be required to establish whether a suitable vehicular access can be achieved from the A271 for any level of development.</li> <li>• The site contributes to the rural setting of Magham Down and there are long views southwards to the South Downs National Park</li> <li>• The site is also crossed by a high-pressure mains gas line, which would make the site difficult and potentially costly to develop.</li> </ul>
467/1310	Land at Station Road, Hailsham	<ul style="list-style-type: none"> <li>• The site is located within the proposed development boundary for Hailsham, which is a sustainable location for growth in the emerging Local Plan.</li> <li>• The development would need to obtain a safe vehicular access and pedestrian links to the existing footpaths on Station Road.</li> <li>• The site is in close proximity to commercial uses and potential odour arising from the Waste Water Treatment Works to the south.</li> <li>• The entire site is considered a priority habitat as it is covered by deciduous woodland and therefore development on this site would be detrimental to the habitats on and around the site.</li> </ul>
497/1310	Land off Station Road/Rickney Lane, Hailsham	<ul style="list-style-type: none"> <li>• The site is located in an unsustainable location, physically detached from Hailsham and any of its services and facilities.</li> <li>• The majority of the site is in flood risk from the east and within the Pevensey</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>Levels BOA. The site is located 120m from the catchment of the Pevensey Levels SAC/Ramsar site and therefore development of the site could have a substantial impact upon the biodiversity and water quality of the Pevensey Levels SAC and Ramsar Site.</p> <ul style="list-style-type: none"> <li>• The site is also adjacent to the Hailsham South Waste Water Treatment Works to the north that sits along Old Swan Lane. It is likely that the northern part of the site will be subject to significant constraint for odour impact.</li> </ul>
697/1310	Land to the southwest of Summerhill Lane, Hailsham	<ul style="list-style-type: none"> <li>• The site is rural in nature and is not well related or connected to a sustainable settlement or public transport.</li> <li>• The site's landscape is moderately sensitive to residential/commercial development in our evidence base, in part due to the site's mature hedgerow trees, the medieval assart field patterns in the west and limited views into the site from the Cuckoo Trail.</li> <li>• The site sits within a strong rural landscape with a coherent green infrastructure network.</li> </ul>
701/1310	Land at Coppards, Coldthorn Lane, Polegate	<ul style="list-style-type: none"> <li>• The site is rural in nature and is not well related or connected to a sustainable settlement or public transport.</li> <li>• The site's landscape is moderately sensitive to residential development in our evidence base, in part due to the site's mature hedgerow trees, field patterns in the west and limited views into the site from the Cuckoo Trail.</li> <li>• The site sits within a strong rural landscape with a coherent green infrastructure network.</li> </ul>
752/1310	Land east of Cuckoo Trail, Ersham Road, Hailsham	<ul style="list-style-type: none"> <li>• The site as submitted does not have an existing suitable vehicular access nor the opportunity to create one without third party land.</li> <li>• The majority of the site is situated within the Flood Risk Zone 2 (following results from the Council's SFRA) and the site is therefore unlikely to be suitable for residential development.</li> </ul>

SHELAA Reference	Site Address	Conclusion
820/1310	Land at Ersham Road, Hailsham	<ul style="list-style-type: none"> <li>• The site is situated in the countryside to the south of Hailsham, to the north of Summer Hill Lane and to the west of Ersham Road.</li> <li>• The southern portion of the site gained planning permission for one self-build dwelling under planning permission reference WD/2018/2631/F, which is under construction.</li> <li>• The part of the site outside of the garden area is almost wholly within Flood Risk Zone 2 (as indicated by the SFRA) and is heavily vegetated, so is not considered suitable for further residential development.</li> </ul>
845/1310	2 Summerhill Cottages, Summerhill Lane, Hailsham	<ul style="list-style-type: none"> <li>• The site is currently situated in an isolated location, visually and functionally detached from Hailsham and is therefore remote from any local facilities, amenities and public transport.</li> <li>• The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development, with ancient woodland bounding the site on the northern boundary and the site containing planned private enclosure historic field pattern, which increases sensitivity.</li> <li>• The site does not have a suitable vehicular access onto Coldthorn Lane, which is narrow and unsuitable for an increase in traffic.</li> <li>• With ancient woodland bounding the northern boundary of the site, there is also no opportunity to create a vehicular access to the permitted housing site.</li> </ul>
846/1310	Summerhill Barn, Summerhill Lane, Hailsham	<ul style="list-style-type: none"> <li>• The site is currently situated in an isolated location, visually and functionally detached from Hailsham and is therefore remote from any local facilities, amenities and public transport.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site has moderate sensitivity to residential development, with ancient woodland located on the site's northern boundary and the site containing planned private</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>enclosure historic field pattern, which increases sensitivity.</p> <ul style="list-style-type: none"> <li>The site does not have a suitable vehicular access onto Summerhill Lane, which is narrow and unsuitable for additional traffic. The site might be able to achieve a vehicular access at its eastern boundary, but this will require third-party agreement with the consented scheme (i.e. SHELAA Site 696/1310).</li> </ul>
897/1310	Land at Peppers, Amberstone, Hailsham	<ul style="list-style-type: none"> <li>The site is located adjacent to the urban area of Hailsham, to the south of the A271 in a relatively sustainable location with good access to public transport links, pedestrian connectivity and services and facilities.</li> <li>The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive to residential development, albeit that there is priority habitat floodplain grazing marsh, mature hedgerows and trees particularly along the A271 and the south-western boundary of the site.</li> <li>The north-eastern part of the site has achieved Technical Details planning consent for two (net) dwellings under planning application reference WD/2023/1068/TD pursuant to the original permission in principle granted under planning application reference WD/2022/1210/PIP.</li> <li>The site is served by an existing vehicular access onto the A271. Due to the almost 90-degree bend in the road at this point and the mature vegetation on either side of the access, it may be difficult to provide adequate visibility splays.</li> <li>The south-western half of the site is within Flood Zones 2 and 3 and development would be unsuitable on this portion of the site.</li> <li>The south-eastern boundary of the site does not benefit from any natural screening and provides far-reaching views over open countryside and towards the Pevensy Levels.</li> </ul>



SHELAA Reference	Site Address	Conclusion
909/1310	Land at Longleys Farm, Harebeating Lane, Hailsham	<ul style="list-style-type: none"> <li>• The site is located to the east of Hailsham and to the north of Harebeating Lane.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site has moderate sensitivity to residential development as the site contributes to the rural setting of Hailsham, as well as containing priority habitat (traditional orchard) and being in close proximity to the Pevensey Levels SSSI, SAC, RAMSAR and BOA sites and priority habitat (coastal and floodplain grazing marsh) immediately to the east.</li> <li>• The Grade II listed building, Longleys Farmhouse, abuts the site towards its south-western corner.</li> <li>• The site is in close proximity to the waste water treatment works which is located immediately north.</li> <li>• The site occupies a rural location and is visually and functionally detached from Hailsham and is remote from local facilities, amenities and public transport links.</li> <li>• Harebeating Lane at this juncture comprises an unadopted, narrow, country lane with a poor and uneven surface and no footpaths, cycleways or street lighting. It would not be capable of accommodating intensification and would not provide a safe route for pedestrians.</li> </ul>
916/1310	Land at Freshfields Farm, Ersham Road, Hailsham	<ul style="list-style-type: none"> <li>• The site sits adjacent to Saltmarsh Lane and Ersham Road that has no footpaths, cycleways or street lighting. The existing vehicular accesses are substandard for intensification.</li> <li>• The site sits within a strong rural landscape and the 2023 Landscape Sensitivity Assessment states that the site has moderate sensitivity to development, with some priority habitat coastal and floodplain grazing marsh, a key sensitivity of the wider landscape assessment unit, being present on site.</li> <li>• A Scheduled Ancient Monument (Saltmarsh Medieval Farmstead) is</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>located to the east of the site, and this would require consideration.</p> <ul style="list-style-type: none"> <li>• The site lies almost wholly within Flood Risk Zone 2 (as defined by the SFRA), which would largely constrain the site and make it unsuitable for residential development.</li> </ul>
931/1310	Land at Little Mullbrooks Farm, Summerhill Lane, Hailsham	<ul style="list-style-type: none"> <li>• The site is accessed via a narrow, single width country lane (named Summerhill Lane) with no footpaths, cycleways or street lighting.</li> <li>• The existing vehicular access is substandard for intensification. It has poor visibility to the east due to the bend in the road and the mature roadside vegetation.</li> <li>• Both Summer Hill Lane and the site access would not be capable of accommodating intensification from increased vehicular movements.</li> <li>• Whilst the Cuckoo Trail sits adjacent to the site and would provide pedestrian and cycle connectivity to Hailsham, the site is isolated from the facilities and services within Hailsham.</li> <li>• The site sits within a strong rural landscape and the 2023 Landscape Sensitivity Assessment states that the site has moderate sensitivity to residential development.</li> </ul>
1038/1310	Maurice Thornton Playing Fields, Marshfoot Lane, Hailsham	<ul style="list-style-type: none"> <li>• The site is located within the proposed development boundary for Hailsham and is surrounded by existing residential development.</li> <li>• The site has pedestrian access and whilst vehicular access is lacking, potential exists to create this on to Marshfoot Lane, although a transport assessment would be required to establish suitability.</li> <li>• The principal issue associated with this site is the loss of active playing pitch facilities in the east of Hailsham where there is already a deficit of such facilities. The loss of these facilities for housing development is not considered appropriate.</li> </ul>

SHELAA Reference	Site Address	Conclusion
1046/3110	Magham Down Farm (Site 1), New Road, Magham Down	<ul style="list-style-type: none"> <li>• The site is visually and functionally separated from Magham Down that sits to the west of the site and development would not relate well to the existing built form of the settlement.</li> <li>• The site has no existing vehicular access, and it is unlikely that such an access onto the A271 will be achievable given the bend in the road here and the visibility splays required.</li> <li>• The site also has no existing pedestrian access, and it is unlikely that suitable pedestrian access could be achieved given the very narrow nature of the existing pavement along one side of the A271.</li> <li>• The site also contributes to the rural setting of Magham Down and development of the site would have a detrimental impact upon the rural character and appearance of the countryside to the east of Magham Down.</li> </ul>
1129/1310	Oaklands, Ersham Road, Hailsham	<ul style="list-style-type: none"> <li>• The site does adjoin the proposed development boundary for Hailsham in the south of the town.</li> <li>• The site is accessed via Coldthorn Lane, which is a rural road with no public footpaths and there is very little scope to improve this.</li> <li>• It has significant ecological constraints in the form of ancient woodland, that is also a priority habitat, is wholly within a BOA and the presence of three relatively substantial ponds on site.</li> <li>• Their potential loss would have a detrimental impact on local biodiversity, particularly given the areas designation as a BOA.</li> </ul>
1179/1310	Land at White Dyke, White Dyke, Hailsham	<ul style="list-style-type: none"> <li>• The majority of the eastern, southern and northern boundaries of the site are covered by Flood Zone 2 and 3a, which extends into the site and restricts development in this location.</li> <li>• The Pevensey Levels Ramsar Site and SAC bounds the site's eastern and northern boundaries and development on the eastern part of the site could be</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>detrimental to this international biodiversity site.</p> <ul style="list-style-type: none"> <li>The potential for a vehicular access is extremely poor both in terms of vehicles and pedestrians, with no real scope to improve the single-track road that is White Dyke.</li> </ul>
1184/1310	Peel House Farm Caravan Park, Sayerland Lane, Hailsham	<ul style="list-style-type: none"> <li>The site is located in open countryside and is visually and functionally separate from Hailsham, being remote from facilities, services and public transport.</li> <li>The site is accessed via Ersham Road, which at this point has no public footpaths to Hailsham and has limited scope to improve this.</li> <li>The development of the site would appear out of keeping with and have a detrimental impact upon the landscape character of the surrounding countryside and would be an isolated form of development within the open countryside.</li> </ul>

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’:

The following site is considered a ‘reasonable alternative’ and has been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
052/1310	Former Southern Water Sewerage Works, Station Road, Hailsham	<ul style="list-style-type: none"> <li>The site is relatively isolated and detached from any local facilities, amenities and public transport and the urban area of Hailsham.</li> <li>The site is situated adjacent to existing commercial development to the south and the 2023 Landscape Sensitivity Assessment states that this site has a low to moderate sensitivity due to its location at the edge of Hailsham and adjoining commercial activities.</li> <li>A transport assessment would be required to assess whether a suitable vehicular access could be created via Swan Barn Road (although this is used heavily by the Waste and Recycling site to the south).</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>The site would be required to assess odour impact from the wastewater treatment works, which is located beyond the site's southern boundary. It is noted that the planning application was withdrawn with objections on odour impact still outstanding for housing development and this is a significant issue that does not appear to have been overcome through that process.</li> </ul>
134/1310	Land north of Harebeating Lane, Land south of A271 at Magham Down (Site A)	<ul style="list-style-type: none"> <li>The site is on the fringes of Hailsham adjacent to the proposed settlement boundary for Hailsham and is not too far from services and facilities within the town.</li> <li>The site is currently subject to an outline planning application for 150 (net) dwellings under planning reference WD/2023/0290/MAO.</li> <li>A proportion of the northeastern part of the site is within Flood Risk Zone 2 and 3, which would preclude residential development in this location.</li> <li>The close proximity of the site to the wastewater treatment works means that the residential amenities of resulting residents could not be assured through potential odour nuisance (if not suitably mitigated) and the disturbance caused by the functioning of the works.</li> <li>There is also no suitable vehicular access that exists at present and the existing access road (to the sewage treatment works) would not be suitable.</li> <li>Access would therefore need to be provided in conjunction with the residential development of adjacent third-party land that fronts onto Amberstone.</li> </ul>
135/1310	Land south of A271 and north of Harebeating Lane, Hailsham (Site B)	<ul style="list-style-type: none"> <li>The site is partially within the proposed development boundary for Hailsham, close to the town and its facilities as well as public transport.</li> <li>It is in a semi-rural location with the western part of the site being visually enclosed from the wider landscape and relating well to the existing settlement edge of Hailsham.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• Both the site's southern and northern parts slope towards the centre of the site to form a ridge. This part of the site is significantly exposed with long distance views provided across much of the surrounding landscape.</li> <li>• There is no existing vehicular access to the site although this has been secured via third party land off Battle Road previously.</li> <li>• The sewerage treatment works to the north-east of the site could pose an issue in terms of odour nuisance to potential residents of any development.</li> <li>• The site previously had a planning application for 135 dwellings that was later withdrawn, and it is understood that the costs associated with the development of the site, including odour mitigation may be a prohibiting factor.</li> </ul>
197/1310	Land east of Battle Road, to the rear of the Council Offices, south of Harebeating Lane	<ul style="list-style-type: none"> <li>• The site is partially within the proposed settlement boundary for Hailsham, a sustainable settlement in the 'Settlement Hierarchy' for the emerging Local Plan and is close to services and facilities in the town.</li> <li>• There is no vehicular or pedestrian access to the site currently.</li> <li>• This could be overcome if neighbouring development to the west is brought forward, and a new vehicular access can be created to the site.</li> <li>• A transport assessment would be required to establish a suitable vehicular and pedestrian access to the site and the impact any development would have on the wider highways network and Hailsham Town Centre.</li> <li>• Development would be unsuitable on the eastern part of the site located within Flood Zone 3.</li> <li>• The eastern part of the site (outside of the proposed development boundary) is assessed as being more sensitive to development in landscape terms.</li> <li>• The western edge of the site adjacent to Battle Road is less visually sensitive due</li> </ul>

SHELAA Reference	Site Address	Conclusion
		to its association with the existing built edge along the road.
252/1310	Land adjoining Waldernheath, Amberstone, Hailsham	<ul style="list-style-type: none"> <li>The site is outside of the proposed development boundary for Hailsham but is in relatively close proximity to the town and has access to public transport along the A271.</li> <li>The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to residential development, due to there being no historic features or priority habitats within the site and its semi-enclosed character.</li> <li>Issues remain on achieving a suitable vehicular and pedestrian access to the site given the site's proximity to the junction that connects New Road, the A271 and Featherbed Lane including poor visibility splays along the A271.</li> </ul>
294/1310	Hamlins Mill, Mill Road, Hailsham	<ul style="list-style-type: none"> <li>The site comprises of commercial workshops located adjacent to the urban edge of Hailsham to the east and to the south of Mill Road.</li> <li>The land to the south of the site was granted planning permission under reserved matters for 165 dwellings under planning reference WD/2017/1708/MRM, which has now been constructed.</li> <li>The site would appear to be able to create an improved vehicular access suitable to serve the site.</li> <li>The development of this site would involve the loss of the existing employment land, and this will need to be considered as part of the Local Plan process.</li> </ul>
305/1310	Bolneys Farm, South Road, Hailsham	<ul style="list-style-type: none"> <li>The site is within the proposed settlement boundary of Hailsham, a sustainable settlement in the emerging Local Plan.</li> <li>A significant constraint to the development of this site is the lack of a suitable vehicular access point on the A295, due to traffic speeds and the proximity of any access to the existing Eagles Roundabout. Access directly to the A22 would not be feasible.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• A further assessment would be required to establish whether a suitable vehicular access could be achieved to service development on this site. This would need to be considered in terms of its compatibility with the Major Road Network (MRN) works on the Eagles Roundabout also.</li> <li>• There would be noise from the A22, and this would require mitigation as part of any development of the site, and the high volt electricity pylons bisecting the site from southeast to northwest would need to be considered as part of the design of any scheme.</li> <li>• Ancient woodland sits adjacent to the northern, eastern and southern boundaries of the site would require a suitable buffer, which reduces the developable area of the site.</li> </ul>
308/1310	Amberstone Grange, Amberstone, Hailsham	<ul style="list-style-type: none"> <li>• The site is located outside of the proposed development boundary for Hailsham on its northwestern fringe.</li> <li>• The site forms part of the attractive landscape setting of Hailsham and a backdrop in views of the Pevensey Levels.</li> <li>• A large proportion of the site is in Flood Risk Zone 3 and as a result severs the site from other submitted SHELAA sites off the A271 and the main areas of Hailsham.</li> <li>• The site is unlikely to be able to provide a satisfactory vehicular access without the use of adjacent land and significant highway management measures.</li> <li>• There is currently no safe pedestrian access to the site and there are no pavements along the south side of the A271 at this location.</li> </ul>
313/1310	Land adjacent Pattenden Farm, Battle Road, Hailsham	<ul style="list-style-type: none"> <li>• The site is sustainably located in terms of its proximity to services and facilities in Hailsham and to public transport and is within walking distance of the town centre.</li> <li>• The 2023 Landscape Sensitivity Assessment states that this site has</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<p>moderate sensitivity to residential development and therefore some mitigation measures and careful scheme design would be required if development were to come forward.</p> <ul style="list-style-type: none"> <li>• Development of this site would also need to take account of the likely impact of road noise and include necessary mitigation in the design and layout of the scheme.</li> </ul>
328/1310	150 and 152 Battle Road, Hailsham	<ul style="list-style-type: none"> <li>• The site is in a sustainable location, being located within the proposed development boundary for Hailsham and has good pedestrian access to its centre and access to public transport.</li> <li>• It has low to moderate sensitivity to development in the Council's landscape evidence base and is not highly visible within the surrounding landscape.</li> <li>• If development were to come forward, the trees on the northern and eastern boundaries would need to be protected as part of any scheme.</li> <li>• A dwelling, Harebeating Mill, is Grade II Listed and is located to the south of the site, therefore its setting should be considered as part of any development.</li> </ul>
384/1310	Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham	<ul style="list-style-type: none"> <li>• The site is in a sustainable location, being within the proposed development boundary for Hailsham, and is in close proximity to public transport and the service and facilities within Hailsham.</li> <li>• The site is surrounded by development and is unlikely to adversely affect the wider landscape.</li> <li>• The retention of trees and hedgerows which currently screen the site should be retained as part of any scheme, particularly those that are protected by a TPO along Gleneagles Drive.</li> <li>• There is currently no vehicular access to the site although this can be achieved as previously demonstrated in the approved planning permission (WD/2016/0348/MAO).</li> <li>• The loss of this open space would need to be carefully considered in the context</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>of the Local Plan process but has previously been agreed to be released as part of the approved planning permission.</p>
454/1310	Land south of Howard Close, Hailsham	<ul style="list-style-type: none"> <li>• The site is located adjacent to existing residential development within the proposed development boundary for Hailsham, which is a sustainable settlement in the emerging Local Plan.</li> <li>• The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to residential development, in part due to its proximity to Hailsham and the site being influenced by existing urban fringe and commercial activities.</li> <li>• A transport assessment would be required to assess whether a suitable access could be created via the existing estate development (using Butts Field or Howard Close), but it is considered there are options to achieve this.</li> <li>• The southern part of the site is at risk of surface water flooding.</li> <li>• A further assessment would be required to assess odour impact from the wastewater treatment works which is located beyond the site's southern boundary.</li> <li>• The site formed part of an outline planning application for 140 (net) dwellings under planning reference WD/2018/2708/MAO with SHELAA sites 724/1310 and 052/1310 to the south, but this was withdrawn by the applicant. It is understood that the planning application was withdrawn with objections on odour impact still outstanding, but this would relate to land to the south and east.</li> </ul>
461/1310	Amberstone Council Depot, Amberstone, Hailsham	<ul style="list-style-type: none"> <li>• The site is situated within the built-up area of Hailsham and has good access to local facilities and amenities, including public transport.</li> <li>• The site is well enclosed within the landscape and the impact on the wider landscape is limited.</li> <li>• The site would be required to provide structural landscaping to protect the</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>amenity of surrounding residential dwellings and to remediate any potential contamination on site.</p> <ul style="list-style-type: none"> <li>• Development of this site for housing would involve the loss of the existing employment land, the need for which would need to be assessed by the Council against development plan policy and as part of the local plan process.</li> </ul>
470/1310	Fire Station, Victoria Road, Hailsham	<ul style="list-style-type: none"> <li>• The site is located within Hailsham Town Centre, to the west of Victoria Road and is currently used as a fire station and is located within a sustainable location.</li> <li>• The scheme is well enclosed within the surrounding landscape and would have a limited impact on biodiversity given the brownfield nature of the site.</li> <li>• The site is also bounded by the Hailsham Conservation Area to the west, the character of which should therefore be considered as part of any scheme proposal.</li> <li>• A suitable vehicular access exists to the site from Victoria Road.</li> </ul>
521/1310	Land to the east of Battle Road, Hailsham	<ul style="list-style-type: none"> <li>• The site is located within a sustainable location due to its proximity to the services, facilities and amenities in Hailsham and there is also good pedestrian connectivity between the town centre and the site.</li> <li>• The site is subject to a full planning application for 95 (net) dwellings under planning reference WD/2019/2685/MAJ. This also includes neighbouring land to the west (313/1310).</li> <li>• The 2023 Landscape Sensitivity Assessment states that this site has a moderate sensitivity to residential development. The site is relatively exposed in longer distant views, particularly along the southern part of the site.</li> <li>• A vehicular and pedestrian access would need to be improved to accommodate the scale of development envisaged, with vehicular access from Battle Road. A full transport assessment, to include</li> </ul>

SHELAA Reference	Site Address	Conclusion
		modelling, would be required to assess the impact of development.
524/1310	Land at Harebeating Nursery, Harebeating Lane, Hailsham	<ul style="list-style-type: none"> <li>• The site is located within a sustainable location due to its proximity to the services, facilities and amenities in Hailsham and there is also good pedestrian connectivity between the town centre and the site.</li> <li>• The site is visually and functionally well connected to the settlement of Hailsham.</li> <li>• The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity as the site is well enclosed, with residential development on both sides, which reduces rural character.</li> <li>• Some contamination may exist on the site given the site's former horticultural nursery use, which may require investigation together with remediation measures.</li> <li>• There are potential vehicular access constraints arising from the narrowness of the existing lane and the need to utilise third party land.</li> </ul>
621/1310	Land at Hailsham Delivery Offices, 11 North Street, Hailsham	<ul style="list-style-type: none"> <li>• The site is highly sustainable in terms of its access to services and public transport in Hailsham.</li> <li>• There are limited constraints to the site but consideration as to improving the vehicular access to the site and its impact on the Hailsham Conservation Area would need to be carefully considered.</li> <li>• Development of this site for housing would involve the loss of the existing employment land, the need for which would need to be assessed by the Council against development plan policy and as part of the local plan process.</li> </ul>
678/1310	Land at The Market, Market Street, Hailsham	<ul style="list-style-type: none"> <li>• The site is highly sustainable in terms of its access to services and public transport in Hailsham.</li> <li>• There is an existing suitable vehicular access and the site benefits from good pedestrian connectivity to the wider area.</li> <li>• The site forms part of the Hailsham Town Core Archaeological Interest Site and the</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>southern part of the site lies within the Hailsham Conservation Area.</p> <ul style="list-style-type: none"> <li>• A number of listed buildings lie in close proximity to the site's northwestern boundary within the Conservation Area also.</li> <li>• It is considered that large scale development of this site would have to assimilate well with the historic setting of this area and to ensure that the scheme in terms of persevering, sustaining and enhancing those heritage assets.</li> <li>• The re-provision of the livestock auction market would be required before this site can be delivered for residential development, which does provide some uncertainty over deliverability.</li> </ul>
696/1310	Land adjoining Summerhill Lane, Hailsham	<ul style="list-style-type: none"> <li>• The north of the site is located within the proposed development boundary for Hailsham, which is considered a 'sustainable settlement' for development.</li> <li>• The land to the north of Summerhill Lane benefits from extant planning permission for residential development of 241 (net) dwellings.</li> <li>• The development of the remaining part of the site to the south of Summerhill Lane would be required to provide vehicle and pedestrian access via Summerhill Lane.</li> <li>• There is also no clear vehicular access route to this southern part of the site, given that Summerhill Lane is rural, narrow and unsuitable for large scale residential development.</li> <li>• The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development, in part due to the south of the site having a planned private enclosure historic field pattern, that increases sensitive, as well as being more distant from the settlement.</li> </ul>
724/1310	Land between Station Road and Old Swan Lane, Hailsham	<ul style="list-style-type: none"> <li>• This site was submitted as an outline planning application for 140 (net) dwellings under planning reference WD/2018/2708/MAO, but this was withdrawn by the applicant.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• A transport assessment would be required to assess whether a suitable vehicular access could be created via Swan Barn Road (although this is used heavily by the Waste and Recycling site to the south).</li> <li>• A further assessment would be required to assess odour impact from the waste water treatment works, which is located beyond the site's southern boundary.</li> <li>• The planning application was withdrawn with objections on odour impact still outstanding for housing development and this is a significant issue that does not appear to have been overcome through that process.</li> <li>• There would also be significant noise issues to potential occupiers of residential dwellings on site due to adjacent employment uses to the southwest (this includes a tyre recycling service and a general waste and recycling site).</li> </ul>
788/3110	Land to the west of Old Road and north of the A271, Magham Down	<ul style="list-style-type: none"> <li>• The site is situated in a relatively remote location, with limited access to services, amenities and public transport and the occupiers of residential development here would largely be reliant on private motor vehicles.</li> <li>• The proposed vehicular access to the site is problematic given the narrowness of Old Road and the proximity to the junction with the A271. The bend in the road would prove difficult to facilitate access and could result in loss of some trees/vegetation.</li> <li>• The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development and plays an important role in maintaining the visual and physical separation of Hailsham and Magham Down.</li> </ul>
854/1310	Creepers Cottage, Coldthorn Lane, Hailsham	<ul style="list-style-type: none"> <li>• The site lies to the south Hailsham and to the west of Coldthorn Lane, which is a rural road with no public footpaths.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• To the north and east of the site there have been two planning permissions (WD/2022/1668/MAO and WD/2023/1924/MRM) granted for the development of a total of 263 (net) dwellings, resulting in this site being adjacent to the southernmost residential fringe of Hailsham, once developed.</li> <li>• Access along Coldthorn Lane would need substantial improvements to accommodate the development of this site.</li> <li>• Development of the site would need to mitigate potential impacts upon the ancient woodland that abuts the northern boundary of the site as well as the impacts upon the rural nature of the landscape between Hailsham and Polegate.</li> </ul>
882/1310	Land on north west side of Coldthorn Lane, Hailsham	<ul style="list-style-type: none"> <li>• The site is detached from Hailsham and is therefore isolated from local facilities, amenities and public transport.</li> <li>• To the north and northeast of the site there have been two planning permissions (WD/2022/1668/MAO and WD/2023/1924/MRM) granted for the development of a total of 263 (net) dwellings, resulting in this site being in close proximity to the southernmost residential fringe of Hailsham, once developed.</li> <li>• Access along Coldthorn Lane would need substantial improvements to accommodate the development of this site.</li> <li>• Development of the site would need to mitigate potential impacts upon the ancient woodland that is located to the north of the site as well as the impacts upon the rural nature of the landscape between Hailsham and Polegate.</li> </ul>
883/1310	Harebeating Farm, Harebeating Lane, Hailsham	<ul style="list-style-type: none"> <li>• The site is situated at the edge of the built-up area of Hailsham to the east and has good access to local facilities and amenities, including public transport.</li> <li>• The 2023 Landscape Sensitivity Assessment states that this site has</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>moderate sensitivity to residential development as the site is greatly exposed to the wider landscape to the north and development would have a detrimental impact upon the general rural character and appearance of the surrounding countryside.</p> <ul style="list-style-type: none"> <li>• The site also contains priority habitat floodplain grazing marsh in the north and east of the site.</li> <li>• Small-scale development could be suitable along the frontage of Marshfoot Lane in between existing properties to reflect the ridgeline development already in place.</li> <li>• This would be subject to a transport assessment determining suitable pedestrian and vehicular access to the site and suitable buffering to the north to reinforce the urban edge along Marshfoot Lane.</li> </ul>
891/1310	Land at Stockhall Farm, Summerhill Lane, Hailsham	<ul style="list-style-type: none"> <li>• The site is rural in nature, isolated and detached from any local facilities, amenities, public transport and also the urban area of Hailsham.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site has moderate sensitivity to small-scale residential development due to its rural character, intact historic assart field pattern and access by public rights of way.</li> <li>• The site has an existing vehicular access onto Summer Hill Lane, which comprises a narrow, single-width country road with limited passing places.</li> <li>• The access and local road network would not be capable of accommodating significant intensification.</li> <li>• The local road network does not benefit from footpaths, cycleways or street lighting.</li> <li>• If a Local Plan proposes large scale development of the land to the south of Hailsham and the site was submitted as part of a comprehensive redevelopment,</li> </ul>



SHELAA Reference	Site Address	Conclusion
		it may be considered suitable for development.
895/1310	Land at Davmau Farm, Coldthorn Lane, Hailsham	<ul style="list-style-type: none"> <li>The site is visually and functionally detached from Hailsham and is therefore isolated from local facilities, amenities and public transport.</li> <li>The 2023 Landscape Sensitivity Assessment states that the site has moderate sensitivity to small-scale residential development due to its proximity to Coldthorn Wood ancient woodland, intact historic assart field pattern, rural character with animal grazing, mature shaws and hedgerows.</li> <li>The site has an existing vehicular access onto Coldthorn Lane, which comprises a narrow, single-width country road with limited passing places.</li> <li>The existing access and local road network would not be capable of accommodating significant intensification.</li> <li>The local road network does not benefit from footpaths, cycleways or street lighting.</li> </ul>
903/1310	Land and access track to the rear of 168 Battle Road, Hailsham	<ul style="list-style-type: none"> <li>The site is located adjacent to the urban area of Hailsham, to the east of the A295 (Battle Road) in a sustainable location with good access to public transport links, pedestrian connectivity and services and facilities.</li> <li>The existing vehicular access comprises a narrow, single-width track with limited visibility in both directions due to a road fronting dwelling to the north and established roadside vegetation to the south. It would be unsuitable for intensification.</li> <li>A new vehicular access may be achieved via adjacent SHELAA site 135/1310 to the east or through newly constructed residential development to the south, albeit this has not materialised at this stage.</li> <li>The site lies within the setting of Whiteoaks, a Grade II listed dwelling.</li> <li>Other potential housing sites have been identified in the SHELAA process as</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>suitable in the immediate vicinity and, should development be proposed in this location, there would be a need to consider this land comprehensively with those other sites.</p>
913/1310	Tudor Close, Polegate Road, Hailsham	<ul style="list-style-type: none"> <li>• The site is visually and functionally detached from Hailsham and is therefore remote from local facilities, amenities and public transport.</li> <li>• The site is not suitable for residential development as future residents would be overwhelmingly reliant on private motor vehicles to go about their day-to-day lives.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site has a low to moderate sensitivity to development due to the existing brownfield nature of the site.</li> <li>• The site is well enclosed in the wider landscape on its northern, eastern and southern boundaries by extensive trees and hedgerows, which would need to be retained as part of new development.</li> <li>• The site is served by a primary vehicular access off of the A22, which would likely require upgrades/improvements as part of any redevelopment of the site.</li> <li>• A suitable vehicular access from the A22 to the west of the site would need to be delivered and this main impediment to further employment development at the site beyond the existing depot.</li> </ul>
973/1310	Woodside Depot and Brownings, Polegate Road, Hailsham	<ul style="list-style-type: none"> <li>• The site occupies a rural location and is visually and functionally detached from Polegate and Hailsham and is remote from local facilities, amenities and public transport.</li> <li>• The site is not suitable for residential development as future residents would be overwhelmingly reliant on private motor vehicles to go about their day-to-day lives.</li> <li>• The site consists of brownfield land comprising a highway contracting depot and waste management facility.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The 2023 Landscape Sensitivity Assessment states that the site has a low to moderate sensitivity to development.</li> <li>• The site is well enclosed in the wider landscape on all boundaries by extensive trees and hedgerows, which would need to be retained as part of new development.</li> <li>• The site is served by a primary vehicular access off of the A22, which would likely require upgrades/improvements, including footpath improvements to connect into the existing footpath connection to the north, as part of any redevelopment of the site.</li> <li>• A suitable vehicular access from the A22 to the west of the site would need to be delivered and this main impediment to further employment development at the site beyond the existing depot.</li> </ul>
1031/1310	Vicarage Field, East and West Car Parks, Vicarage Lane, Hailsham	<ul style="list-style-type: none"> <li>• The site is within the proposed development boundary for Hailsham, is close to the services and facilities of the town, including public transport and has good vehicular and pedestrian access.</li> <li>• Any development of the site would need to demonstrate that either car park can be preserved through a new scheme (if required) or the loss of the car parks is appropriate following a parking survey in this location.</li> <li>• The impact of any development on transport and capacity on the local highway network, particularly the High Street and Vicarage Lane and its junctions, will also need to be assessed.</li> <li>• If this can be demonstrated, in principle, the site is considered suitable for redevelopment to an alternative use (i.e. town centre uses), as well as residential development.</li> <li>• This would be subject to careful design and safeguarding the future amenities of occupiers of the development and the protection of heritage assets on the High Street.</li> </ul>

SHELAA Reference	Site Address	Conclusion
1032/1310	South Road Car Park, Hailsham	<ul style="list-style-type: none"> <li>• The site is within the proposed development boundary for Hailsham and is close to the services and facilities of the town, including public transport and has good vehicular and pedestrian access.</li> <li>• Any development of the site would need to demonstrate that the car park can be preserved through a new scheme (if required) or the loss/partial loss of the car park is appropriate following a parking survey in this location.</li> <li>• The impact of any development on transport and capacity on the local highway network, particularly the A295 and its junctions, will also need to be assessed.</li> <li>• If this can be demonstrated, in principle, the site is considered suitable for redevelopment to an alternative use (i.e. town centre uses), as well as residential development,</li> <li>• This would be subject to careful design and safeguarding the future amenities of occupiers of the development and the protection of heritage assets on the High Street.</li> </ul>
1033/1310	Victoria Road Car Park, Hailsham	<ul style="list-style-type: none"> <li>• The site is within the proposed development boundary for Hailsham and is close to the services and facilities of the town, including public transport and has good vehicular and pedestrian access.</li> <li>• Any development of the site would need to demonstrate that the car park can be preserved through a new scheme (if required) or the loss of the car park is appropriate following a parking survey in this location.</li> <li>• The impact of any development on transport and capacity on the local highway network, particularly George Street, will also need to be assessed.</li> <li>• If this can be demonstrated, in principle, the site is considered suitable for redevelopment to an alternative use (i.e.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>town centre uses), as well as residential development.</p> <ul style="list-style-type: none"> <li>• This would be subject to careful design and safeguarding the future amenities of occupiers of the development and the protection of heritage assets on the High Street.</li> </ul>
1034/1310	Vicarage Shopping Field Centre, Hailsham	<ul style="list-style-type: none"> <li>• The site is within the proposed development boundary for Hailsham, as well as the proposed town centre boundary, and is close to the services and facilities of the town, including public transport.</li> <li>• Given the site's existing uses and its designation within the settlement and town centre boundaries, the site is considered suitable for redevelopment to an alternative use (i.e. town centre uses, specifically retail) on the ground floor and other associated town centre uses (such as office and storage for retail stores) to be delivered on the upper floors, as well as residential development.</li> <li>• This would be subject to careful design and safeguarding the future amenities of occupiers of the development and the protection of heritage assets to the east and south.</li> </ul>
1044/1310	World of Water, Ersham Road, Hailsham	<ul style="list-style-type: none"> <li>• The site sits in an isolated location, distance from services and facilities provided in Hailsham and with a lack of pedestrian access.</li> <li>• A fifth of the site is covered by future Flood Risk Zone 2 (as defined by the SFRA) and this part of the site is unsuitable for residential development.</li> <li>• The 2023 Landscape Sensitivity Assessment states that this site has low sensitivity to development in part due to the site already being developed as an aquatic shop/nursery with car park.</li> <li>• The existing vehicular access to the site is taken from Ersham Road and is considered suitable for the existing use. A transport assessment would be required if there was to be a change of use/intensification of use in this location.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>Given its current commercial use it is considered that site may be suitable for employment development.</li> </ul>
1048/1310	Land at The Paddocks, South Road, Hailsham	<ul style="list-style-type: none"> <li>The site is within the proposed development boundary of Hailsham, a sustainable settlement, and has previously been granted planning permission for 3 (net) dwellings.</li> <li>A dwelling, Poole Farm House, is a Grade II Listed Building and is located on the north eastern boundary.</li> <li>The site has existing vehicular access from South Road.</li> <li>Under the previous planning permission, a new vehicular access on the site's eastern boundary was approved but a transport assessment would be required to establish whether this new access would be suitable to serve a larger quantum of development, given its close proximity to the Eagles roundabout and A295.</li> <li>There would be noise from the A22, and this would require mitigation as part of any development of the site, and the large pylon within the western part of the site would need to be considered in the design of any future development.</li> </ul>
1050/1310	Land to the south of The Old Loom Mill, Ersham Road, Hailsham	<ul style="list-style-type: none"> <li>The site is located outside of the proposed development boundary for Hailsham but does have an existing vehicular access and potential for pedestrian/cycle links to Hailsham via the Cuckoo Trail.</li> <li>Improvements would need to be made to vehicular and pedestrian access, particularly to the bus stops on Ersham Road.</li> <li>The 2023 Landscape Sensitivity Assessment states that the site is of low to moderately sensitive to new residential development, in part due to the existing development to the north of the site and caravan park that lies to the south of the site, which reduces the rurality of the site.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The brownfield part of the site already has planning permission for residential development.</li> <li>• The development of the greenfield part of the site would encroach further into the countryside south of Hailsham and would effectively exacerbate this form of urban development within the countryside, as opposed to the land to the north, which does not share its greenfield characteristics.</li> </ul>
1115/1310	Land east of A22, Hailsham	<ul style="list-style-type: none"> <li>• The site lies to the south of Hailsham and land to the sites northeastern boundary has been granted full planning permission for 169 dwellings under planning reference WD/2018/2543/MAJ.</li> <li>• Approximately, a third of the site (northern part), is covered by extensive woodland, of which half is ancient woodland and development would be unsuitable on this part of the site.</li> <li>• The southern part of this site has an undulating topography, with the land sloping significantly in multiple locations, which may constrain development. The South Downs National Park is clearly visible from elevated parts of the site to the south.</li> <li>• The development of the whole site in this location would represent an unacceptable encroachment of the gap, which separates Hailsham and Polegate given its scale and would not be a logical extension given its sustainability issues.</li> <li>• The development would have a detrimental impact upon the local road network, which is mostly formed of rural lanes, most of which do not have footways as they are too narrow and where there would be the potential for pedestrian and vehicular conflict.</li> <li>• The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to development overall, with the northern parts of the site having a moderate/higher sensitivity to development and the</li> </ul>

SHELAA Reference	Site Address	Conclusion
		southern part of the site having a moderate sensitivity to development.
1117/1310	Land off A271, Hailsham	<ul style="list-style-type: none"> <li>• This site is situated in a relatively isolated location, remote from local services and facilities, and visually and functionally separated from Hailsham by the A271</li> <li>• The site as submitted would be unable to achieve a suitable vehicular access to the A271, given the extent of land ownership on the southern frontage to the A271, so would likely require third party land to achieve this.</li> <li>• Development of the site would not relate well to the existing built form of development that fronts onto the A271 to the south</li> </ul>
1151/1310	Wealden District Council Offices and Civic Hall, Vicarage Lane, Hailsham	<ul style="list-style-type: none"> <li>• The site is within the proposed development boundary for Hailsham and is close to the services and facilities of the town, including public transport and has good vehicular and pedestrian access.</li> <li>• Any development of the site would need to demonstrate that the car parks can be preserved through a new scheme (if required) or the loss of the car parks is appropriate following a parking survey in this location.</li> <li>• The impact of any development on transport and capacity on the local highway network, particularly the High Street and Vicarage Lane and its junctions, will also need to be assessed.</li> <li>• If this can be demonstrated, in principle, the site is considered suitable for redevelopment to an alternative use (i.e. town centre uses), as well as residential development.</li> <li>• This would be subject to careful design and safeguarding the future amenities of occupiers of the development.</li> <li>• The leisure centre and the outdoor bowls of course contains a number of leisure facilities and therefore development would only be suitable on this part of the site if they could be re-provided.</li> </ul>



**Parish:** Hartfield

**Total Number of 'Live' SHELAA Sites:** 12

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
969/2080	Land adjoining Little Tye, Cat Street, Hartfield	The site is isolated and remote from local services and facilities and is visually and functionally separated from the nearest settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.
1088/2080	Perryhill Nursery, Edenbridge Road, Hartfield	
1089/2080	Land to the north of Perryhill Nurseries, Edenbridge Road	
1090/2080	Land at Upper Hartfield, Cat Street, Hartfield	
1170/2080	Hodore Farm Cottages, Parrock Lane, Upper Hartfield	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
1049/1630	Land east of Shepherds Gate, Colemans Hatch	The site is within the 400m buffer of the Ashdown Forest SPA and has been promoted for residential development. The site is therefore considered wholly unsuitable and has been excluded from further assessment.

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
223/2080	Stairs Farm, High Street, Hartfield	<ul style="list-style-type: none"> <li>The site forms part of the attractive rural setting on the edge of the Hartfield village Conservation Area. The development would cause detrimental harm to the historic setting of the village and the rural landscape south of Hartfield.</li> <li>The existing access is unsuitable for further intensification and a new access is preferable due to the rural nature of Jib Jacks Hill, the limited visibility splays to the south and shared access onto the road with the field to the south.</li> <li>The site is set higher than the High Street, making a new access onto the High Street difficult and there are TPO trees along frontage.</li> <li>Footpath and pedestrian crossing infrastructure on the east of the High Street along the frontage of the site is restricted by the steepness of the verge.</li> <li>The site is wholly within the High Weald National Landscape and the site is of high landscape sensitivity.</li> </ul>
776/2080	Land adjacent to Jib Jacks Hill, Hartfield	<ul style="list-style-type: none"> <li>The site is detached from the urban boundary of Hartfield and is therefore remote from its services and facilities, particularly as there is no existing footway to Hartfield.</li> <li>The site is considered in landscape terms to be highly sensitive to residential development as it would have a significant impact on the character and</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>appearance of the landscape south of Hartfield.</p> <ul style="list-style-type: none"> <li>• Development of the site would have a detrimental impact upon the setting of the village and the Conservation Area.</li> <li>• The provision of a suitable vehicle access is unachievable if the site came forward on its own.</li> </ul>
1106/2080	Land at Castle Farm, Withyham Road, Hartfield	<ul style="list-style-type: none"> <li>• The site is elevated and visually exposed within the wider rural landscape to the east of Hartfield.</li> <li>• A buffer would be required along the eastern boundary to mitigate the impact of any development upon the ancient deciduous woodland at the adjacent Hartfield Grove.</li> <li>• The existing access would need widening to be suitable for further intensification. The provision of a suitable visibility splay to the east would require the removal of mature vegetation along the frontage of the site.</li> <li>• The provision of a suitable pedestrian crossing infrastructure would be required to connect the site with the footpath on the north side of the B2110.</li> </ul>

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’:

The following sites is considered a ‘reasonable alternative’ and has been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
708/2080	Land at Castle Farm, Withyham Road, Hartfield	<ul style="list-style-type: none"> <li>• The larger field to the south of the B2110 is unsuitable for residential development as it more isolated from the settlement and would have an unacceptable impact on the character and appearance of the countryside to the east of Hartfield as this field is visually exposed in the wider landscape.</li> <li>• The smaller parcel of land to the north of the B2110 is considered a to have a more limited impact on the landscape</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>and would infill residential development along the B2110.</p> <ul style="list-style-type: none"> <li>The land is within the proposed settlement boundary for Hartfield and has existing pedestrian links to the village.</li> </ul>
709/2080	Land at Old Crown Farm, Edenbridge Road, Hartfield	<ul style="list-style-type: none"> <li>The site is located to the north of Hartfield on the fringe of the proposed development boundary for the settlement in the emerging Local Plan, as well as adjacent to the Hartfield Conservation Area.</li> <li>The setting of the grade II listed Old Crown Farmhouse, and Conservation Area would need to be considered in the design of any development scheme.</li> <li>The site is a greenfield site on the edge of the rural village where there has been a new residential development constructed adjacent to the south of the site along Sackville Lane, which would mean development of this site would be a natural continuation of the settlement.</li> <li>The site would need to provide a new vehicular access onto Sackville Lane.</li> </ul>
762/2020	Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield	<ul style="list-style-type: none"> <li>The site is wholly situated within the High Weald National Landscape and forms part of the attractive rural setting of the Hartfield village Conservation Area, as well as open views to the countryside to the north and west of the site.</li> <li>There has been recent residential development along Sackville Lane to the east of this site.</li> <li>The setting of the Hartfield Conservation Area and the listed buildings within it would need to be considered within the design of the development.</li> <li>The design of any development scheme should mitigate any extensive impacts upon the local rural landscape.</li> </ul>

**Parish:** Heathfield and Waldron

**Total Number of 'Live' SHELAA Sites:** 93

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

<b>SHELAA Reference</b>	<b>Site Address</b>	<b>Conclusion</b>
530/1210	Rutherford, Cross in Hand Road, Heathfield	The sites are too small for assessment. The sites have therefore been excluded from further assessment.
533/1210	Land at Tilsmore Lodge, Cross in Hand Road, Heathfield	
632/1210	Broadride, Mutton Hall Hill, Heathfield	
640/1210	Land at 25 Gibraltar Rise, Heathfield	
641/1210	Land at the Manse, Tilsmore Road, Heathfield	
642/1210	Land at 38 Downsview, Heathfield	
643/1210	Land at 40 Downsview, Heathfield	
645/1210	Land at Tudor Lodge, Sandy Cross Lane, Heathfield	
646/1210	Land at The Old Stable, Green Lane, Heathfield	
647/1210	Land at Lullington, Tilsmore Road, Heathfield	
672/1210	Carradale, Willow Close, Heathfield	
681/1210	Land at The Old Saddlery, A267, Heathfield	
703/1920	Land at Olives Farm, Back Lane, Cross In Hand	
731/1920	Land at Raesden, A267, Cross In Hand	
753/3150	Land between Rock Harbour and Little Heath, Frary Walk, Maynards Green	
849/3220	Land adjacent to Chapel House, Battle Road, Punnetts Town	
865/1210	The Yard, Burwash Road, Heathfield	
876/1920	Cross in Hand Mills (Site A), B2102, Cross in Hand	
886/1210	Heathfield Ambulance Station, Burwash Road, Heathfield	
926/3220	Car park and outbuildings adjacent to Barley Mow House, Barlow Mow Lane, Punnetts Town	
946/1210	Land at Silver Birches (site 2), Street End Lane, Broad Oak	

SHELAA Reference	Site Address	Conclusion
949/1210	Land north of Cross in Hand Road, Heathfield	
950/1210	Land to the rear of Idens Farm, Street End Lane, Broad Oak	
957/1210	Plantation House, Burwash Road, Heathfield	
970/1210	Firwood House, Firwood Rise, Heathfield	
1128/1210	Church Cottage, Little London Road, Heathfield	
1208/1210	Land at Pittwood, A267, Cross in Hand	

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
004/3220	Cadence, Battle Road, Punnetts Town	Part of site including the house has planning permission for 5 (net) dwellings under planning reference WD/2020/0724/RM. The remaining part of the site was granted reserved matters planning permission for 4 (net) dwellings under planning reference WD/2021/2008/RM. The site has therefore been excluded from further assessment.
103/1210	The Cart Barn, Burwash Road, Heathfield	This site has planning permission for 14 (net) dwellings under planning reference WD/2019/2321/MRM. The site has therefore been excluded from further assessment.
559/1210	Land at junction of Sandy Cross Lane and Park Road, Heathfield	This site has outline planning permission (WD/2021/1606/O) for the development of up to 8 self-build/custom build housing plots and ancillary works. The site has therefore been excluded from further assessment.
597/1210	Land at Heatherlea, Newick Lane, Heathfield	This site has planning permission for 5 (net) dwellings under planning reference WD/2019/0609/FA. The site has therefore been excluded from further assessment.
644/1210	Land at and adjacent to Tilsmore Wood, Cross in Hand Road, Heathfield	This site has planning permission for 4 (net) dwellings under planning reference WD/2020/2540/F. The site has therefore been excluded from further assessment.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
596/1920	Little London Garage, Little London Road, Horam	The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.
794/1210	Lakeside House, Hailsham Road, Maynards Green	
795/1920	Land at Mayfield Flat, Cross in Hand	
829/1210	Cross in Hand Stud, Little London Road, Heathfield	
847/1210	Land adjoining Spinney's Edge, Back Lane	
902/1210	Land to the west of Nettlesworth Lane, Heathfield	
1056/3030	Holmans Wood and land at Little London Road, Heathfield	
1091/1210	Land at Culvergrove Farm, Little London Road, Heathfield	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints'.

SHELAA Reference	Site Address	Conclusion
737/1920	Land north of Mayfield Flat, Cross in Hand	The site is entirely covered by ancient woodland. The site is therefore considered wholly unsuitable and has been excluded from further assessment.
834/1920	Former race track on land at Dunly Wood, Mayfield Road, Cross in Hand	The site is almost entirely covered by ancient woodland. The site is therefore considered wholly unsuitable and has been excluded from further assessment.

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
230/1210	Land south of Sandy Cross Lane, Monkhurst Farm, Heathfield	<ul style="list-style-type: none"> <li>• This is a greenfield site within the High Weald National Landscape to the south of Heathfield.</li> <li>• Ancient woodland divides the western and eastern parts of the site and bounds the sites southern boundary.</li> <li>• Two Grade II listed buildings, Monkhurst Farmhouse and Little Monkhurst, lie to the north of the site.</li> <li>• There is insufficient highway capacity in Sandy Cross Lane to serve any development due to the narrowness of the road and also the inability to create a pedestrian footway to allow safe linkages with the local services and facilities.</li> <li>• This site forms part of the attractive rural setting of Heathfield and development on the site would have a detrimental impact on the character and appearance of the landscape.</li> </ul>
235/1920	Bell Reed Farm, Dads Hill, Cross In Hand	<ul style="list-style-type: none"> <li>• The site is located in an isolated and prominent position within the High Weald National Landscape. The development of this site would have a detrimental impact upon the attractive landscape character and appearance of the area.</li> <li>• Ancient woodland bounds the sites western boundary reducing the developable area of the site.</li> <li>• There is no suitable vehicle access on the site or pedestrian connectivity to local services and amenities currently.</li> <li>• The creation of a suitable access would be difficult and the existing pedestrian connections to the local services and facilities is poor, and provision of suitable access infrastructure would not be viable due to the narrowness of Dads Hill and the distance of new footpaths that would be required to connect the site with Cross in Hand.</li> </ul>



SHELAA Reference	Site Address	Conclusion
258/1210	Land on north side of Burwash Road, Heathfield	<ul style="list-style-type: none"> <li>• The site lies in a prominent position in the High Weald National Landscape on the north-east fringe of Heathfield at the corner of the Burwash Road (A265) and Marklye Lane and is bounded by thick hedgerows and shaws.</li> <li>• The site is open to long-distance views over the High Weald towards the north and development of the site would be visible from its surroundings and would have a detrimental impact on the character and appearance of the moderate to highly sensitive landscape northeast of Heathfield.</li> <li>• A buffer along in the northern corner of the site required to limit the impact of residential development on the ancient deciduous woodland that abuts the site.</li> <li>• There is currently a bus stop layby between the existing vehicle access and the highway, therefore it would not be suitable as an access for a development.</li> <li>• A new access is unachievable as Markyle Lane is too narrow for a new vehicle access along the western boundary of the site and a new access further east along the A265 boundary would result in the removal of a substantial amount of mature vegetation.</li> </ul>
259/1210	Land west of Marklye Lane, Heathfield	<ul style="list-style-type: none"> <li>• The site is in a prominent location wholly within the High Weald National Landscape to the northeast fringe of Heathfield. Due to its elevated position development of the site would have a detrimental impact on the character and appearance of the landscape, especially the panoramic views northwards towards Mayfield.</li> <li>• A suitable vehicular access could not be achieved via to Marklye Lane to the east that is an historic routeway, is not appropriate due to its narrow width and poor forward visibility, as well as its incline.</li> <li>• There may be options to achieve a new access through Ridgeway Close, but it is not known whether this is available (despite attempts to address this).</li> </ul>

SHELAA Reference	Site Address	Conclusion
418/3190	The Glen (Site 1), School Hill, Old Heathfield	<ul style="list-style-type: none"> <li>• The site is relatively isolated from many local facilities, amenities, public transport and the urban area of Heathfield.</li> <li>• The site forms an important visual countryside gap between the Old Heathfield and Cade Street Conservation Areas, within the High Weald National Landscape.</li> <li>• The setting of heritage assets would be affected by a residential development on this site, such as the grade II listed Heathfield Park and Garden is located to the northwest of the site on the opposite side of School Hill.</li> <li>• There are also several grade II listed buildings within the vicinity of the site (the Heathfield Church of England Primary School, The Stables to the Southeast of Heathfield Park and Putlands).</li> </ul>
419/3190	The Glen (Site 2), School Hill, Old Heathfield	<ul style="list-style-type: none"> <li>• The site is relatively isolated from many local facilities, amenities, public transport and the urban area of Heathfield.</li> <li>• The site forms an important visual countryside gap between the Old Heathfield and Cade Street Conservation Areas, within the High Weald National Landscape.</li> <li>• An area of Ancient Woodland abuts the southernmost point of the site.</li> <li>• The setting of heritage assets would be affected by a residential development on this site, such as the grade II listed Heathfield Park and Garden is located to the northwest of the site on the opposite side of School Hill.</li> <li>• There are also several grade II listed buildings within the vicinity of the site (the Heathfield Church of England Primary School, The Stables to the Southeast of Heathfield Park and Putlands).</li> </ul>
546/1920	Land at Sindens Nursery (east), A267, Cross in Hand	<ul style="list-style-type: none"> <li>• The site is detached from the urban Heathfield area, as it is situated to the northwest of the settlement in the rural gap between Heathfield and Cross in Hand.</li> <li>• The site is of moderate to high landscape sensitivity due it being entirely within the High Weald National Landscape and its proximity to the ancient woodland to the south and the mature hedgerow along the A267.</li> <li>• The provision of a buffer to protect the ancient woodland that bounds the southern boundary</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>would considerably reduce the developable area of the site.</p> <ul style="list-style-type: none"> <li>• A suitable vehicular access onto the A267 is not achievable due to the curve of the road and its speed, which greatly impacts visibility splays.</li> </ul>
557/1210	Yulden Field, Barretts Park Farm, Heathfield	<ul style="list-style-type: none"> <li>• The site is situated to the south of the urban fringe of the Heathfield separated from proposed development boundary for the settlement by Sandy Cross Lane.</li> <li>• The site has poor connectivity to the services and facilities in Heathfield as Sand Cross Lane is a narrow rural highway and the nature of the road means that a suitable vehicle access onto the site and a footpath along the verge is not achievable.</li> <li>• Ancient woodland bounds the southwestern corner of the site, and a public right of way crosses the sites southern boundary, which would reduce the developable area of the site.</li> </ul>
569/1210	Land at Leonards Field, Sandy Cross Lane, Heathfield	<ul style="list-style-type: none"> <li>• The site comprises of greenfield land to the south of the built-up boundary of Heathfield and to the south of Sandy Cross Lane.</li> <li>• The site is located within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development.</li> <li>• Development would have an unjustified impact on the character and appearance of the landscape. and development of the site would have an unjustified impact on the character and appearance of the highly sensitive landscape.</li> <li>• The site as submitted cannot be provided with a suitable vehicular access to serve development.</li> </ul>
570/1920	Land at Sinden's Nursery (East), A267, Cross In Hand	<ul style="list-style-type: none"> <li>• The site comprises of a residential dwelling and amenity land located between Cross in Hand and Heathfield, to the south of the A267.</li> <li>• The site is located wholly in High Weald National Landscape d the site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• A suitable vehicular access onto the A267 is not achievable due to the curve of the road, as well as its speed, which greatly impacts visibility splays.</li> </ul>
578/1210	Land North of Holbrook Barn, Little London Road, Heathfield	<ul style="list-style-type: none"> <li>• The site comprises a residential dwelling and amenity land located close to the existing, southern boundary of Heathfield.</li> <li>• Development would be required to take into consideration the sites proximity to the High Weald National Landscape, which adjoins the southeast and southwestern boundaries of the site.</li> <li>• The site does not currently benefit from a suitable existing vehicular access as the lane between the A267 and Sheepsetting Lane is informal and would require significant upgrading to adoption standards in order to accommodate new residential development.</li> </ul>
605/1920	Land at Fairfield Lodge, A267, Cross In Hand	<ul style="list-style-type: none"> <li>• The site comprises of extensive woodland located to the north of the A267 between the settlements of Cross in Hand and Heathfield.</li> <li>• The site is physically disconnected from the settlements and would result in a considerable visual change within the High Weald National Landscape given the existing undeveloped and wooded character of the site.</li> <li>• Development of the site would also result in an unacceptable biodiversity impact due to the removal of woodland, which covers the vast majority of the site.</li> <li>• A suitable vehicular access onto the A267 is not achievable due to the narrowness of the site's frontage onto the road and its inability to provide the required visibility splays due to how the A267 curves in this location.</li> </ul>
639/1210	Land at Theobalds Green Farm, Theobalds Green, Heathfield	<ul style="list-style-type: none"> <li>• The site is almost wholly within the High Weald National Landscape (with the exception of the western boundary) and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity.</li> <li>• Development of the site would be out of keeping with rural character of the area.</li> <li>• A Grade II listed building (Theobald's Green Farmhouse) lies within the sites boundaries</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>and its setting would likely be harmed by development in this location.</p> <ul style="list-style-type: none"> <li>• The farm, associated buildings and fields are part of a historic field pattern, which is rare in this location and would be significantly harmed through new development of this scale.</li> </ul>
653/1630	Land adjacent Street End Lane, Broad Oak	<ul style="list-style-type: none"> <li>• The site is located wholly within the High Weald National Landscape.</li> <li>• The southern part of the site (aligned with the highway) has planning permission for 4 dwellings.</li> <li>• The northern section of the site without planning permission is very exposed in the wider landscape to the north, therefore development on this part of the site would not be in keeping with the rural character of the area and surrounding countryside.</li> <li>• The 2023 Landscape Sensitivity Study confirms that development to the south of the site better relates to the existing settlement form and that development 'spilling' onto the relatively steep valley side would be at odds with the settlement pattern of Broad Oak.</li> </ul>
726/1630	Land at Satinstown Farm, Burwash Road, Broad Oak	<ul style="list-style-type: none"> <li>• The site lies wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development.</li> <li>• Whilst there is a strong hedgerow to the north and north-eastern boundaries, the land is exposed and elevated to the south with far reaching views provided southwards to the remainder of the High Weald National Landscape.</li> <li>• The site is relatively isolated from many local facilities, amenities, public transport and the urban area of Heathfield. Broad Oak is not considered to be a 'sustainable settlement' with emerging Local Plan.</li> </ul>
734/1210	Land at Monkhurst Farm, Sandy Cross Lane, Heathfield	<ul style="list-style-type: none"> <li>• The site falls wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The fields form part of a historic field pattern in the High Weald National Landscape, which is rare in this location and would be significantly harmed by development. In addition, the site slopes southwards and would be highly prominent within the landscape in this location.</li> <li>• A Grade II listed building (Theobald's Green Farmhouse) lies to the sites western boundary and its setting could be harmed as part of any new development scheme.</li> </ul>
779/3220	Land adjoining Owlsbury, Chapel Cross Lane, Chapel Cross	<ul style="list-style-type: none"> <li>• Punnetts Town is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment education or shopping.</li> <li>• The site is in a highly sensitive location within the surrounding landscape in the High Weald National Landscape.</li> <li>• The site is very exposed in the high quality and attractive countryside landscape that surrounds Punnetts Town to the south. Large scale residential development of the site would not be in keeping with the rural character of the area and surrounding countryside.</li> </ul>
798/1210	The Old Half Moon, Burwash Road, Heathfield	<ul style="list-style-type: none"> <li>• The site is within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development.</li> <li>• The site has an open boundary with the listed building and the access is a historic routeway. The development of this site would impact on the setting of this listed building which, is unlikely to be suitably mitigated.</li> <li>• To the east is ancient woodland and the need to provide a buffer zone would reduce developable site area.</li> <li>• A new access would be proposed, but there may be potential heritage implications in widening the existing access.</li> </ul>
877/1920	Land at Isenhurst, A267, Cross in Hand	<ul style="list-style-type: none"> <li>• The site is in an isolated and prominent position on the western outskirts of Cross in Hand, to the north of the B2102.</li> <li>• The site is wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development.</p> <ul style="list-style-type: none"> <li>• The creation of a suitable pedestrian access to Cross in Hand would be difficult and therefore the site lacks connectivity to local services, facilities and public transport.</li> </ul>
907/1210	Land on the west side of Newick Lane, Heathfield	<ul style="list-style-type: none"> <li>• The site lies wholly within the High Weald National Landscape and has, extensive views provided across the designation to the north. The site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development.</li> <li>• A Grade II listed building (North Down) lies to the site's southern boundary.</li> </ul>
912/1210	Land at Heathfield Park, Heathfield	<ul style="list-style-type: none"> <li>• This is an extensive site comprising of a Registered Park and Garden (Heathfield Park), listed buildings and with the centre of the site incorporating the Heathfield Park Site of Special Scientific Interest (SSSI), which runs through the centre of the site from north to south, following a sunken wooden ghyll.</li> <li>• The site lies wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development.</li> <li>• Residential development in this location would be unsuitable given the large number of planning constraints for the site.</li> </ul>
954/3220	Holly Barn, Coldharbour Lane, Punnetts Town	<ul style="list-style-type: none"> <li>• Punnetts Town is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment education or shopping.</li> <li>• The site is not within a suitable location for housing, due to its highly sensitive position within the High Weald National Landscape. Housing, which would have an unacceptable impact on the landscape, in part due to the sloping topography and prominence within the wider landscape.</li> <li>• The site as submitted cannot be provided with a suitable vehicular access to serve housing</li> </ul>



SHELAA Reference	Site Address	Conclusion
		development, given the narrowness of both Coldharbour Lane and Upper Greenwood Lane along the boundaries to the site.
1008/3220	Land at Ebenezer Farm, Battle Road, Punnetts Town	<ul style="list-style-type: none"> <li>• Punnetts Town is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment education or shopping.</li> <li>• Development of this site would be out of keeping with the high quality and attractive countryside that surrounds Punnetts Town and within the High Weald National Landscape.</li> <li>• The site's existing vehicular access would not be able to accommodate residential development of scale.</li> </ul>
1043/3220	Land adjoining Eastlea, North Street, Punnetts Town, Heathfield	<ul style="list-style-type: none"> <li>• Punnetts Town is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment education or shopping.</li> <li>• Development would be unsuitable in this location and would be out of keeping with the generally rural character and appearance of the countryside in this location.</li> <li>• The creation of a suitable vehicular access to the site or pedestrian pavement along North Street would be unachievable, given its narrow form and third-party land required, resulting in a lack of connectivity to Punnett's Town and the B2096.</li> </ul>
1051/1920	Land to the East of Dads Hill, Cross In Hand	<ul style="list-style-type: none"> <li>• The site is also remote from local services, facilities and public transport.</li> <li>• The site is located wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development.</li> <li>• Development would have a detrimental impact upon the high-quality landscape to the north of Cross in Hand, in part due to its prominence within the landscape and its topography.</li> <li>• The creation of a suitable pedestrian and vehicular access would be difficult due to the narrow form of Dads Hill.</li> </ul>



SHELAA Reference	Site Address	Conclusion
1052/1210	Land at Street End Lane	<ul style="list-style-type: none"> <li>• The site currently has no vehicular access and is detached from local services, facilities and public transport.</li> <li>• Development of the site would be out of keeping with the generally rural character and appearance of the surrounding countryside, particularly within the High Weald National Landscape.</li> <li>• The site lies wholly within the High Weald National Landscape and has extensive views of the designation to the north.</li> </ul>
1053/1210	Land West of Street End Land	<ul style="list-style-type: none"> <li>• The site is detached from local services, facilities and public transport.</li> <li>• The site is wholly situated within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development.</li> <li>• Development would have an unjustified impact on the character and appearance of this high-quality landscape that surrounds Broad Oak to the north.</li> <li>• The boundary to the site with Street End Lane is covered by mature trees on this boundary and a new vehicular access to the site would require their removal, which would have significant impact on the character of the area. Visibility in either direction may also be hampered by the curve of the road in this location.</li> </ul>
1164/1210	Silver Birches, Street End Lane, Broad Oak	<ul style="list-style-type: none"> <li>• The site is detached from local services, facilities and public transport.</li> <li>• The site lies wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development.</li> <li>• The development of the site would have a detrimental impact on the high-quality attractive landscape character and appearance of the countryside to the north of Broad Oak.</li> </ul>
1165/1210	Land at Pook Reed Lane & Jubilee Park,	<ul style="list-style-type: none"> <li>• This specific site has been submitted separately to the Council for green infrastructure uses.</li> </ul>

SHELAA Reference	Site Address	Conclusion
	Pook Reed Lane, Heathfield	<ul style="list-style-type: none"> <li>The larger submission (SHELAA Site 149/1210) that incorporates this land has been submitted for housing development, so this land is not considered 'deliverable' for green infrastructure uses.</li> <li>The site is located within the High Weald National Landscape but is relatively well contained within the wider landscape. There are some distant long-range views in certain locations within the site and in landscape terms the site has varying landscape sensitivity.</li> </ul>
1198/1920	Land at Issenhurst, A267, Cross In Hand	<ul style="list-style-type: none"> <li>The site is located wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development.</li> <li>Backland development on this site would be out of character with the existing development that fronts onto the A267 and would be harmful to neighbouring residential amenity.</li> <li>A suitable vehicular access from the lane to the east of the site cannot be achieved, as it would require the removal of a number of significant trees that comprise the site's southern boundary.</li> <li>A vehicular access may be achievable via neighbouring SHELAA site 731/1920.</li> </ul>

SHELAA sites taken forward to '**Sustainability Appraisal (SA)**':

The following sites is considered a 'reasonable alternative' and has been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
017/1920	Field to the east of Burnetts Farm, Firgrove Road	<ul style="list-style-type: none"> <li>The site is located in the centre of Cross in Hand, which is a 'sustainable settlement' within the emerging Local Plan with some services and amenities within the vicinity of the site.</li> <li>The site is wholly located within the High Weald National Landscape and the 2023 Landscape and Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development in part due to the</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>wooded area to the northwest of the site and the longer views to the south of the site.</p> <ul style="list-style-type: none"> <li>• The site slopes down to the south where development would be highly visible in the open countryside located to the south of the site.</li> <li>• An arboricultural survey would be required to determine the quality of the mature trees along the northern and western frontage of the site.</li> </ul>
149/1210	Land southwest of Ghyll Road, Tilsmore, Heathfield	<ul style="list-style-type: none"> <li>• The site has good accessibility to the town centre, local services, bus services and foot and cycle paths.</li> <li>• The site is located wholly within the High Weald National Landscape but is relatively self-contained, particularly the eastern field adjoining Ghyll Road. There are some distant long-range views in certain locations within the site towards the wider High Weald National Landscape and in landscape terms the site has varying landscape sensitivity.</li> <li>• If development was to come forward, this should be at the eastern most field that sits along Ghyll Road as it better relates to the existing settlement edge.</li> <li>• The site is not currently accessible by vehicles although the potential exists from Ghyll Road.</li> <li>• Further off-site works would be required to alter the existing, or introduce new, traffic calming measures along Ghyll Road and potentially improve capacity at other local junctions.</li> </ul>
260/1210	Land south of Burwash Road and east of Tower Street, Heathfield	<ul style="list-style-type: none"> <li>• The site sits adjacent to the A265 (to the south) on the eastern edge of Heathfield in a sustainable location.</li> <li>• The site is currently subject to a further ongoing full planning application for 23 (net) dwellings under planning reference WD/2022/1181/MAJ.</li> <li>• The site previously gained full planning permission for 20 (net) dwellings under planning reference WD/2016/2064/MEA, although this has now lapsed.</li> <li>• A more open boundary exists with the listed building (the Old Half Moon) to the southeast and any potential impact of development could be mitigated with additional landscaping and a buffer zone.</li> </ul>

SHELAA Reference	Site Address	Conclusion
275/1210	Parklands, Burwash Road, Heathfield	<ul style="list-style-type: none"> <li>• The site comprises of a residential dwelling, garden and agricultural land located to the east of Heathfield, to the south of the A265 and is in a sustainable location.</li> <li>• The site is of moderate to high landscape sensitivity due to its location within the High Weald National Landscape and its close proximity to Heathfield Park.</li> <li>• The site does have good hedge and tree enclosure, and development should not have any impact on the wider landscape due to the site's location and topography.</li> <li>• A more open boundary exists with the listed building (the Old Half Moon) to the east and therefore the setting of this listed building may be harmed through new residential development in this location, particularly at its eastern edge.</li> <li>• In isolation, this site would be unsuitable because it does not have vehicle/pedestrian access as the existing access onto the A265 and requires the use of third-party land.</li> <li>• The land to the north (SHELAA ref. 260/1210) is currently subject to a further ongoing full planning application under planning reference WD/2022/1181/MAJ and access through this development could be sought in conjunction with this development.</li> <li>• There is the risk of 'grouping of access points' in the area as there are new developments to west and opposite to the northeast onto the A265.</li> </ul>
299/1210	Land at 15 Tower Street, Heathfield	<ul style="list-style-type: none"> <li>• The site is in a sustainable location and is located in in close proximity to the services and facilities in Heathfield along the A265.</li> <li>• There is a completed residential development on a site to the north (under planning reference WD/2018/2625/F). This recently completed development may offer vehicular and pedestrian access to the site or in conjunction with the development of the SHELAA Site 260/1210.</li> <li>• A vehicle access may also be achieved via Tower Street to the west through the demolition of a single dwelling.</li> <li>• The rear of the site comprises dense scrub, poor semi-improved grassland and deciduous</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>woodland, that connects to that of Heathfield Park.</p> <ul style="list-style-type: none"> <li>• The site is bounded on its southern boundary by ancient woodland that lies within the Grade II listed Heathfield Park and Garden.</li> </ul>
307/1210	Land at Tilsmore Nurseries, off Nursery Way, Heathfield	<ul style="list-style-type: none"> <li>• The site is in a sustainable location and is located in in close proximity to the services and facilities provided in Heathfield.</li> <li>• Ancient woodland lies immediately to northeast of the site and appropriate buffer would be required to protect the character and value of the woodland.</li> <li>• The development of the site will be constrained by its topography due to the particularly steep slopes, which will have the effect of reducing housing densities.</li> <li>• The site contains a large amount of existing vegetation, including several mature trees (priority habitat to the north and east), which should be retained where possible as part of any development.</li> <li>• The site is also located within a Biodiversity Opportunity Area.</li> <li>• It is considered that the site may be able to achieve a suitable vehicular access from Nursery Way to the south, although a transport assessment will be required to assess the traffic impacts on the town centre, with particular regard to improvements to bus services, potential traffic calming measures and pedestrian crossing facilities.</li> <li>• The Council is aware that there are multiple landowners associated with this site and, therefore the deliverability of the site for new development is uncertain.</li> </ul>
431/1920	Land to rear of Breton House (north), B2102, Cross In Hand	<ul style="list-style-type: none"> <li>• The site is in a sustainable location and is located in in close proximity to the services and facilities provided in Cross in Hand.</li> <li>• The site is wholly located within the High Weald National Landscape, although it is integrated within the existing settlement at Cros in Hand. The site is exposed to longer views to the south of the site, which require landscape buffering within the site.</li> <li>• The site slopes down to the south so the design of any scheme will need to reduce the number of units on site accordingly.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>The site would need a significantly improved vehicle and pedestrian access and there may also need to be some localised off-site junction/highway improvements to cope with additional traffic generated.</li> </ul>
525/1210	Land to the rear of Rothershaw, High Street, Heathfield	<ul style="list-style-type: none"> <li>The site sits adjacent to a recent residential development of 115 (net) dwellings, which was granted planning permission (reserved matters) under planning reference WD/2015/1782/MRM and has now been completed (Millennium Way).</li> <li>The site is also adjacent to a few other SHELAA sites to the south and west that may be suitable for residential development (references 307/1210, 530/1210 and 595/1210).</li> <li>The site on its own does not have a suitable vehicular access. However, the vehicular access could potentially be achieved through adjacent SHELAA sites, and particularly the site recently constructed at Millennium Way.</li> <li>Ancient woodland lies immediately to northeast of the site and appropriate buffer would be required to protect the character and value of the woodland.</li> <li>The development of the site will be constrained by its topography due to the particularly steep slopes, which will have the effect of reducing housing densities.</li> <li>The site contains a large amount of existing vegetation, including several mature trees (priority habitat to the north and east), which should be retained where possible as part of any development.</li> </ul>
545/1920	Land adjacent Forge Cottage, Mayfield Road, Cross In Hand	<ul style="list-style-type: none"> <li>The site is isolated and remote from local services and facilities in Heathfield.</li> <li>The site has a moderate to high landscape sensitivity due to the site boundaries consisting of mature treelines, its sloping character and prominent position within the High Weald National Landscape and the exposed nature of the site to wider views across the High Weald National Landscape.</li> <li>The provision of a suitable access would require the extensive removal of vegetation on the boundary of the site, particularly the loss of several mature trees along the verge.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• Substantial infrastructure work would be required to provide a suitable vehicle access onto the A267 and a footpath along the south side of the road to connect the site to the settlement, as well as mitigating the steep slope on the site.</li> <li>• There has been a recent residential development completed to the southwest of the site at Windmill Place and the site is in close proximity to the Cross in Hand, although there is currently no pedestrian connectivity from the site.</li> </ul>
547/1920	Land on the northwest side of Fir Grove Road, Cross In Hand	<ul style="list-style-type: none"> <li>• The site is situated in an isolated, rural location, some distance from local facilities, amenities and public transport.</li> <li>• Due to the site's rural location, some distance from local facilities, amenities and public transport, it would not be suitable for residential development.</li> <li>• The site may potentially be suitable for employment use as it could serve as an extension of Firgrove Farm Business Park adjacent to the northeast of the site.</li> <li>• The site lies wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development.</li> <li>• Given the rural nature of the highway at Fir Grove Road, a transport assessment would be required to assess whether employment uses envisaged would be appropriate.</li> <li>• The setting of the Grade II listed Glovers would need to be considered within the design of the development.</li> </ul>
560/1210	Land at Tintern, Little London Road, Heathfield	<ul style="list-style-type: none"> <li>• The site comprises of an existing dwelling and large garden located at the western fringe of Heathfield, which is considered a sustainable settlement within the Council's emerging Local Plan.</li> <li>• The existing dwelling is likely to have a high existing use value, and this is also likely to present a potential barrier to new development in this location.</li> <li>• As submitted the site would be unable to create a suitable vehicular/pedestrian access</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<p>and would result in a long backland form of development, which would not be in keeping with the character of the area.</p> <ul style="list-style-type: none"> <li>• However, the site may be able to come forward as part of a comprehensive development with adjacent dwellings and their gardens, some of which have been submitted for consideration in the SHELAA process (ref. 561/1210, 565/1210 and 566/1210).</li> </ul>
561/1210	Morrensfield, Little London Road, Heathfield	<ul style="list-style-type: none"> <li>• The site comprises of an existing dwelling and large garden located at the western fringe of Heathfield, which is considered a sustainable settlement within the Council's emerging Local Plan.</li> <li>• The existing dwelling is likely to have a high existing use value, and this is also likely to present a potential barrier to new development in this location.</li> <li>• As submitted the site would be unable to create a suitable vehicular/pedestrian access and would result in a long backland form of development, which would not be in keeping with the character of the area.</li> <li>• However, the site may be able to come forward as part of a comprehensive development with adjacent dwellings and their gardens, some of which have been submitted for consideration in the SHELAA process (ref. 560/1210, 565/1210 and 566/1210).</li> </ul>
562/1210	Pine Ridge Cottage, Little London Road, Heathfield	<ul style="list-style-type: none"> <li>• The site lies in a relatively sustainable location and benefits from close proximity to the existing services, amenities and public transport provided in Heathfield.</li> <li>• At least two thirds of the site lie wholly within the High Weald National Landscape and therefore development of the site would be out of keeping with the local landscape along the western fringe of Heathfield.</li> <li>• This issue was considered at planning appeal for the site (planning reference WD/2016/3063/MAO), where it was found that the proposed scheme would result in harm to the character and appearance of the area that would not conserve or enhance the natural beauty of the High Weald National Landscape.</li> <li>• A transport assessment would be required to establish whether a suitable vehicular and</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<p>pedestrian access can be achieved from the A267, but this was thought to be acceptable at the time of the planning appeal.</p> <ul style="list-style-type: none"> <li>• The existing dwelling will have a high use value and the development of the site may need to take account of these costs and it is considered a barrier to any small-scale development.</li> </ul>
564/1210	Old Common, Little London Road, Heathfield	<ul style="list-style-type: none"> <li>• The site lies in a sustainable location and benefits from close proximity to the existing services, amenities and public transport provided in Heathfield.</li> <li>• As the southern part of the site lies within a prominent location within the High Weald National Landscape, development of the site might have a detrimental impact upon the landscape west of Heathfield.</li> <li>• This issue was considered at planning appeal for the site adjacent to the north (planning reference WD/2016/3063/MAO), where it was found that the proposed scheme would result in harm to the character and appearance of the area that would not conserve or enhance the natural beauty of the High Weald National Landscape.</li> <li>• The existing dwelling will have a high use value and the development of the site may need to take account of these costs and it is considered a barrier to any small-scale development.</li> </ul>
565/1210	Lion's Lodge, Little London Road, Heathfield	<ul style="list-style-type: none"> <li>• The site comprises of an existing dwelling and large garden located at the western fringe of Heathfield, which is considered a sustainable settlement within the Council's emerging Local Plan.</li> <li>• The existing dwelling is likely to have a high existing use value, and this is also likely to present a potential barrier to new development in this location.</li> <li>• As submitted the site would be unable to create a suitable vehicular/pedestrian access and would result in a long backland form of development, which would not be in keeping with the character of the area.</li> <li>• The site may be able to come forward as part of a comprehensive development with adjacent dwellings and their gardens, some of</li> </ul>

SHELAA Reference	Site Address	Conclusion
		which have been submitted for consideration in the SHELAA process (ref. 560/1210, 561/1210 and 566/1210).
566/1210	Crossways House, New Pond Hill, Heathfield	<ul style="list-style-type: none"> <li>The site is below the ridge and has a character of large houses in large, landscaped plots and development would therefore be out of character on its own in this location.</li> <li>The site is unable to achieve a suitable pedestrian and vehicular access as New Pond Hill is a narrow rural lane with no footpaths.</li> <li>The site may be able to achieve pedestrian and vehicular access if it came forward comprehensively with adjacent dwellings and their gardens to the south along the A267, some of which have been submitted for consideration in the SHELAA process (ref. 560/1210, 561/1210 and 565/1210).</li> <li>The High Weald National Landscape lies to the south of the site and the site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development.</li> </ul>
595/1210	Rothershaw, Cross In Hand Road, Heathfield	<ul style="list-style-type: none"> <li>The site is surrounded by the High Weald National Landscape to the north and west. The site is visually well contained in the wider landscape to the north by thick woodland and the impact of development could be mitigated through landscaping and careful design.</li> <li>The site does not currently benefit from a suitable vehicular access from the A265 (High Street) but a suitable vehicular access may be achievable via the newly constructed residential development for 115 (net) dwellings to the sites eastern boundary.</li> </ul>
633/1210	Land at Heathfield Police Station, High Street, Heathfield	<ul style="list-style-type: none"> <li>The site sits in close proximity to the services, facilities and public transport available on Heathfield High Street.</li> <li>The site incorporates brownfield land and development would not be harmful to the wider landscape and suitable access already exists to the site.</li> </ul>
750/1210	Land at Snatchells Farm, Cross in Hand Road, Heathfield	<ul style="list-style-type: none"> <li>The site is generally well located in relation to the existing services, facilities and public transport available in Cross in Hand to the west and Heathfield to the east.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The site is wholly located within the High Weald National Landscape and the 2023 Landscape Sensitivity Appraisal states that the site is of moderate sensitivity to residential development given its enclosure and relatively flat nature.</li> <li>• The site benefits from existing vehicular access and a shared driveway although, this requires significant upgrading to provide sufficient width for two vehicles and service vehicles. This would also need consider the junction to the south that incorporates the A267 and A265.</li> <li>• This may require significant junction realignment and/or traffic signals and may require additional third-party land to the west of the site, which could be costly given the scale of improvements required.</li> </ul>
848/1210	Collins Field, Burwash Road, Heathfield	<ul style="list-style-type: none"> <li>• The site is located within the High Weald National Landscape and the 2023 Landscape Sensitivity Appraisal states that the site is of moderate to high sensitivity to commercial/industrial development.</li> <li>• Commercial development may be more suitable on the site given its proximity to the adjacent commercial estate and Heathfield household waste recycling centre.</li> <li>• Housing development would be out of keeping with the general rural character and appearance of the countryside.</li> </ul>
941/1920	Land at Sunnyside, A267, Cross In Hand	<ul style="list-style-type: none"> <li>• The site is located within the proposed development boundary and is located in close proximity to services and amenities of Cross in Hand.</li> <li>• The site is within the High Weald National Landscape and landscape value is identified as being moderate in that evidence base.</li> <li>• The site is visually well-contained by a leisure club to the north and west and residential properties to the east.</li> <li>• There is scope to provide a separate access on the A267 as sightlines can be met for a 40mph. A transport assessment would be required to ensure highway standards can be met and a suitable access provided.</li> </ul>

**Parish:** Hellingly

**Total Number of 'Live' SHELAA Sites:** 49

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

<b>SHELAA Reference</b>	<b>Site Address</b>	<b>Conclusion</b>
088/3110	Land adjoining Woodside Cottage, Featherbed Lane, Magham Down	The sites are too small for assessment. The sites have therefore been excluded from further assessment.
976/3090	Land adjacent to 2 Summer Bank Cottages, The Dicker, Lower Dicker	
1082/3000	Land to the rear of Flint Cottage, Swingate Cross, Hellingly	

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

<b>SHELAA Reference</b>	<b>Site Address</b>	<b>Conclusion</b>
202/3090	Swallow Business Park Phase 2, north of A22, Lower Dicker	The site comprises of existing commercial buildings, which gained planning permission under planning reference WD/2015/0667/MAJ. The remaining portion of the site achieved outline planning permission for further employment uses under planning reference WD/2019/0873/MAO. The southeast portion of the site fronting onto the A22 has achieved reserved matters approval relating to the outline planning permission for further employment uses under planning reference WD/2021/0183/MRM. The site has therefore been excluded from further assessment.
301/3000	Danecroft Nursery, Station Road, Hellingly	The site has outline planning permission (WD/2019/1136/MAO) for 80 (net) dwellings. The site has therefore been excluded from further assessment.
428/3100	Land at North Street, Lower Horsebridge	The site has outline planning permission (WD/2021/2056/MAO) for 55 (net) dwellings. The site has therefore been excluded from further assessment.
534/3000	Land at Sussex Plants, Park Road, Hailsham	The site has planning permission with reserved matters (WD/2019/1744/MRM) for 160 (net) dwellings. The site has therefore been excluded from further assessment.
574/3000	Horselunges Business Park and	The site has outline planning permission (WD/2020/1745/O) for 8 (net) dwellings. The site

	Eastlea, Park Road, Hailsham	has therefore been excluded from further assessment.
659/3090	Land at Lower Dicker Garden Centre, The Dicker, Lower Dicker	The site has outline planning permission (WD/2021/0999/MAO) for redevelopment of the site for 45 (net) dwellings. The site has therefore been excluded from further assessment.
666/3100	Land to the east of North Street, Lower Horsebridge	The site has outline planning permission (WD/2019/1575/MAO) for up to 130 (net) dwellings. The site has therefore been excluded from further assessment.
784/3000	Land at Park Road, Hellingly	The site comprises of the eastern half of the SHELAA site 301/3000. The whole of the SHELAA site 301/3000 has outline planning permission (WD/2019/1136/MAO) for 80 (net) dwellings. The site has therefore been excluded from further assessment.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
066/3000	Land to the north of Mill Lane, Hellingly	The site is isolated and remote from local services and facilities and functionally separated from the nearest settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.
068/3000	Land to the south of Mill Lane, Hellingly	
1074/3000	Stone House Farm, Vicarage Lane, Hellingly	
1075/3000	Land to the west of Church Lane, Hellingly	
1080/3000	Blackstock Farm, Grove Hill, Hellingly	
699/3000	Land at Blackstock Farm, Grove Hill, Hellingly	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
009/3100	Field at North Street, Lower Horsebridge	<ul style="list-style-type: none"> <li>• The site is relatively isolated and remote from local services and facilities. The site is poorly related to any settlement in a rural area.</li> <li>• There is potential visual harm arising from the development and impacts on setting of the Grade I listed Manor House to the east of the site.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development as although the site is located next to the Hellingly Conservation Area, the site is well contained by woodland.</li> <li>• Nonetheless, there is strong inter-visibility with historic buildings in the historic core of Hellingly and has a strong strength of place as a result of views to the South Downs.</li> </ul>
080/3100	Rothwebis Nursery and Cobwebs, A271, Lower Horsebridge	<ul style="list-style-type: none"> <li>• The site is located partially within the proposed development boundary for Hellingly in a sustainable location with good access to public transport links, pedestrian connectivity and services and facilities.</li> <li>• The existing vehicular access comprises a narrow, single-width track with limited visibility to the south-east due to established roadside vegetation. In its current condition, it would be unsuitable for intensification.</li> <li>• The character of the A271 and of Lower Horsebridge is predominantly linear, road-fronting development. Development of the rear part of the site would represent a departure from this settlement pattern and would constitute backland development.</li> <li>• The development may cause harm to the priority habitat traditional orchard on this section of the site.</li> <li>• The majority of the site, including the access, is located within Flood Zones 2 and 3.</li> </ul>

SHELAA Reference	Site Address	Conclusion
311/3090	Land at 1 Mill House, A22, Lower Dicker	<ul style="list-style-type: none"> <li>• The site occupies a semi-rural location, which is visually and functionally divorced from any nearby settlements and is remote from local services and facilities.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site is of moderate to higher sensitivity to development. This is due to the presence of priority habitat deciduous woodland across the entire site which increases sensitivity.</li> <li>• By consolidating the built form, development would have a detrimental impact on the landscape and in particular on the mature woodland on the site.</li> <li>• It is unlikely that an acceptable vehicular access could be formed onto the A22 given the speed limit and the close proximity to the existing junction to the east with Camberlot Road.</li> </ul>
852/3090	Old Mill Paddock, between Coldharbour Road and Mansers Lane, Lower Dicker	<ul style="list-style-type: none"> <li>• The site is situated in a semi-rural location and is therefore remote from local facilities and amenities. In isolation, the development of the site for housing is unsuitable given its remote location away from any settlement.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site is in a moderately sensitive location and the field boundaries are a sensitive feature.</li> <li>• Mansers Lane is unadopted road with no pedestrian footpaths and is therefore unsuitable to serve any further residential development without significant upgrading.</li> <li>• The site's location at the end of a residential private lane would mean it would not be suitable for employment uses.</li> </ul>
853/3090	Land adjoining Spindles, Mansers Lane, Lower Dicker	<ul style="list-style-type: none"> <li>• The site is situated in a semi-rural location and is therefore remote from local facilities and amenities. In isolation, the development of the site for housing is unsuitable given its remote location away from any settlement.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site is in a moderately sensitive location and the field boundaries are a sensitive feature.</li> <li>• Mansers Lane is unadopted road with no pedestrian footpaths and is therefore</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<p>unsuitable to serve any further residential development without significant upgrading.</p> <ul style="list-style-type: none"> <li>The site's location at the end of a residential private lane would mean it would not be suitable for employment uses.</li> </ul>
863/3090	Merriefields, Hackhurst Lane, Lower Dicker	<ul style="list-style-type: none"> <li>The site is in an isolated location, detached from any built-up area and from services and amenities. The site is not sustainable for residential use.</li> <li>The northern part of the site may be subject to surface drainage impacts, and with the bridleway and priority habitat this may represent a constraint to development.</li> <li>The site boundaries are mature and appear to provide connectivity to priority habitat and ancient woodland.</li> <li>The development of the site may cause substantial damage to the mature trees and hedgerows along the site boundaries.</li> <li>As submitted, the access track from Hackhurst Lane to the dwelling is unsuitable for any form of intensive development and would require significant upgrading to enable any development to take place.</li> </ul>
904/3000	Wellshurst Golf and Country Club, North Street, Hellingly	<ul style="list-style-type: none"> <li>The site is in an unsustainable location outside of the proposed development boundary of any settlement.</li> <li>Poor connectivity for non-motorised users of the site and issues with connectivity to public transport options from the site, also discouraged by virtue of a lack of footway and ability to facilitate this within the highway margin.</li> <li>The site is visually isolated and rural in character which would appear incongruous. It is acknowledged that the current harm arising from the use as a Golf Course, but this is not incompatible with the rural character area or comparable with residential or employment uses on the site.</li> <li>Ancient Woodland and flood risk from surface water is present on site.</li> <li>The site would impact to large number of listed buildings including Grade II* Listed Building to the east of the site.</li> <li>Ecological impacts could arise as a result of any development on the site.</li> </ul>



SHELAA Reference	Site Address	Conclusion
974/1310	Windy Ridge, Featherbed Lane Hellingly	<ul style="list-style-type: none"> <li>• The site is in an unsustainable location, with no alternatives to the private car and poor connectivity to amenities and services.</li> <li>• The size of the developable site area would reduce significantly due to providing an ancient woodland buffer to the north.</li> <li>• There are also likely to be constraints with access to the site and being within the setting of a listed building.</li> <li>• If the site came forward in isolation it is not capable of supporting housing.</li> <li>• May be possible to come forward with part of adjoining SHELAA Site 919/3000, but this has not been proven with the current planning application for that site, which provides housing nearer to New Road.</li> </ul>
1155/3000	Knights Farm East, east of A267, Lower Horsebridge	<ul style="list-style-type: none"> <li>• The vehicular and pedestrian access to the site is limited and needs significant upgrade for residential or commercial uses. This could be provided.</li> <li>• The A271/A22/A267 junction at Boship Roundabout may require improvement to cope with vehicle movements.</li> <li>• The site is within Flood Zones 2 and 3 and constrained in terms of type of development and extent of site which could come forward for development.</li> <li>• There is a pond on the site and mitigation methods would need to be in place to limit the impact that developing the site would have on the pond.</li> <li>• Development of the site could potentially impact the setting of number of listed buildings within close proximity to the site.</li> <li>• Trees within the site in the southern part of the site and the priority habitat in the northern portion are a significant constraint to development.</li> <li>• The scale of development proposed on this site could have a substantial impact upon the wider the landscape, but part of the site could be developed for alternative uses (not residential or employment) subject to access being carefully considered.</li> </ul>

SHELAA Reference	Site Address	Conclusion
1177/3100	Land at Lower Horsebridge, A271, Lower Horsebridge	<ul style="list-style-type: none"> <li>The site is heavily constrained given its highway access and inability to provide an upgrade to enable safe vehicular access. Mature trees along the access track further constrains ability to improve to facilitate a safe vehicular access.</li> <li>The narrow width of the footway would be a constraint and no ability for refuge for pedestrians to cross the A271 which is a busy road.</li> <li>Development of the site could potentially impact upon setting of neighbouring listed buildings on northern side of A271 around the potential highway access.</li> <li>Flood Risk issues arising from proximity to River Cuckmere and site lying partly within Flood Zones 2 and 3 along the southwest boundary which would mean part of the site could not be developed.</li> </ul>

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’.

The following sites is considered a ‘reasonable alternative’ and has been taken forward to the SA:

SHELAA Reference	Site Address	Conclusion
010/3090	Land adjoining Rosendale, Hackhurst Lane, Lower Dicker	<ul style="list-style-type: none"> <li>The site is situated in a semi-rural location, remote from local services and facilities and detached from any identified settlement and would, on this basis be unsuitable for residential development.</li> <li>Employment uses may be appropriate in this location given that there are a number of existing employment uses adjacent to the site.</li> <li>This would be subject to improvements to the existing highway network through improved access via Hackhurst Lane or via the existing business park.</li> </ul>
067/3100	Land to the east of A267, Lower Horsebridge	<ul style="list-style-type: none"> <li>This is a relatively isolated and exposed rural site, remote from local services and facilities, and visually separated from the village of Lower Horsebridge.</li> <li>There are access issues, and the upgrading of existing vehicular access and pedestrian connectivity are key. The highway access is problematic given the</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>bend of the A271 and visibility constraints. The width of access is going to be heavily constrained due to the existing built development.</p> <ul style="list-style-type: none"> <li>• The development of the site would have a substantial impact on setting of listed buildings in Lower Horsebridge.</li> </ul>
107/3000	Land adjoining 13 Station Road, Hellingly	<ul style="list-style-type: none"> <li>• The site is well contained by existing residential development along Station Road and Park Road, with the site being classified as having a low to moderate landscape sensitivity to new development in the 2023 Landscape Sensitivity Assessment.</li> <li>• An outline planning permission was granted at appeal for the erection of up to 80 dwellings on land to the west and north of the site (planning application ref. WD/2019/1136/MAO). This site is likely to be enclosed further in the future by additional residential development.</li> <li>• The existing vehicular access serves the residential dwelling on the site fronting Station Road. The rear field is landlocked and does not benefit from direct vehicular access.</li> <li>• The existing dwelling would need to be demolished to permit vehicular access to the rear of the site.</li> <li>• Whilst Station Road does not benefit from footpaths or cycleways, it would only be a short walk to join Park Road to the east or the Cuckoo Trail to the west which would allow direct pedestrian connectivity into the town of Hailsham.</li> </ul>
233/3090	Land west of Hackhurst Lane, Lower Dicker	<ul style="list-style-type: none"> <li>• The site is currently accessed from Hackhurst Lane by a vehicular access that serves the residential dwelling of Lyndhurst and runs past the side of the dwelling and through its rear garden.</li> <li>• The existing access is unsuitable for intensification.</li> <li>• Whilst there are footpaths and bus stops along the A22, the site is isolated from essential services and facilities.</li> <li>• Due to the distances involved and the quality of the footpath network, which is</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>narrow and adjacent to a busy A road, future residents would be overwhelmingly reliant on a private motor vehicle.</p> <ul style="list-style-type: none"> <li>The site is in an unsustainable location and is not acceptable for residential development, although due to the surrounding industrial uses to the north and west the site could be suitable for the development of employment floorspace.</li> </ul>
243/1310	Land east of Park Road and south of New Road, Hailsham	<ul style="list-style-type: none"> <li>The site is located in a sustainable location for new residential development and already has a potential existing vehicular access at Iris Close.</li> <li>This site comprises amenity land to the northwest of a newly completed residential development for 460 (net) dwellings under planning reference WD/2019/0913/MFA.</li> <li>The site is slightly elevated within the landscape with soil from the previous development in place (bundling) and an attenuation pond on the western half of the site.</li> <li>The development would need to assimilate with the existing development to the south of the site in terms of densities and style, but this could be achieved.</li> <li>Along with the attenuation pond this area was designated to provide open space, pedestrian link and play area associated with the adjoining housing development, so this may limit/prevent the development of the site.</li> </ul>
579/3090	Land comprising Units 7 and 4 plus concrete hardstanding to rear of Hackhurst Lane, Lower Dicker	<ul style="list-style-type: none"> <li>The site is detached from any identified settlement and is therefore isolated from local facilities and services and is on this basis unsuitable for residential development.</li> <li>An employment use may be considered suitable, given the sites existing use and surrounding uses.</li> <li>Development of the site should have a limited impact on the wider landscape, given it is situated within an area surrounded by existing business units and other businesses.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• Ancient woodland sits adjacent to the site's northern boundary and trees subject to a group TPO are present on the eastern boundary. A suitable buffer to both would be required if development was to be brought forward.</li> </ul>
662/3090	Land at Shep Plastics, The Dicker, Lower Dicker	<ul style="list-style-type: none"> <li>• The site comprises of a small number of commercial commercial/light industrial buildings, hardstanding and a small parcel of scrubland located in Lower Dicker and to the south of the A22.</li> <li>• The existing building that fronts directly onto the A22 has been granted prior approval for eight flats under planning reference WD/2019/0688/P01 that have recently been completed.</li> <li>• The other parts of the site have been included as a safeguarded waste site within the East Sussex County Council Waste and Minerals Sites Plan that was adopted in February 2017, which prevents development in this part of the site.</li> </ul>
780/3100	Land east of A22 and south of A271, Lower Horsebridge	<ul style="list-style-type: none"> <li>• The site is adjacent to the proposed development boundary for Lower Horsebridge and in close proximity to the northwest residential fringe of Hailsham.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development, in part due to the area's role in separation between the settlements of Hailsham and Lower Horsebridge, the areas of deciduous woodland and the undulating course of the River Cuckmere and open views into the site from the A271.</li> <li>• The site is largely covered by areas at high risk of flooding.</li> <li>• There would be heritage impacts arising from development which would be potentially in conflict with their significance and would result in inappropriate development within their setting.</li> <li>• Noise and air pollution from A22 would be harmful to the western element of the</li> </ul>

SHELAA Reference	Site Address	Conclusion
		site, which will need mitigation along the highway.
799/3090	Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker	<ul style="list-style-type: none"> <li>The site sits in an isolated location of the site away from any services or facilities makes residential development unsuitable.</li> <li>The site lies in an area of sporadic development, where a suitable scheme should have limited development on the landscape, and where little to no site constraints and landscape designations prohibit development.</li> <li>A development that replicates the commercial development surrounding the site along the A22 may be acceptable as a development option, but this would be subject to suitable vehicular access, connectivity and off-site works being achieved.</li> </ul>
800/3090	Careways, The Dicker, Lower Dicker, Hellingly	<ul style="list-style-type: none"> <li>The site sits in an isolated location of the site away from any services or facilities makes residential development unsuitable.</li> <li>The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development due to the fields being large and planned and the site being at the edge of an existing settlement with employment uses on each side of the busy A22.</li> <li>The site would need a new vehicular access from the A22, which may not be suitable for residential development of this scale.</li> </ul>
803/3090	Land to the rear of Prospect House, The Dicker, Lower Dicker, Hellingly	<ul style="list-style-type: none"> <li>There are limited services, facilities and amenities in proximity to the site or within Lower Dicker, the nearest settlement and future residents would need to travel to Hailsham.</li> <li>The site would need a new vehicular access from the A22, which may not be suitable for residential development of this scale and is not known whether this could be delivered.</li> <li>The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development as</li> </ul>

SHELAA Reference	Site Address	Conclusion
		the fields are flat and relatively simple landform and the site is located adjacent to Swallow Business Park to the east, and other employment uses along the A22, that reduces sensitivity and tranquillity.
807/1310	Land adjacent to Starnash Farm, Coldharbour Lane, Hailsham	<ul style="list-style-type: none"> <li>• The site in isolation is considered to be in an unsustainable location for growth, with no existing vehicular or pedestrian access, or connectivity to public transport, services and amenities.</li> <li>• New development in this location in isolation would be out of character and have a detrimental impact on the semi-rural character of the surrounding landscape.</li> <li>• If this site was to come forward as part of a comprehensive development with neighbouring SHELAA site 825/1310, this site may be considered as suitable for residential development as part of that scheme.</li> </ul>
864/3090	Ades Farm, The Dicker, Lower Dicker	<ul style="list-style-type: none"> <li>• The site would not be suitable for residential uses due to the site's isolation from services and facilities.</li> <li>• The site contains a strong network of field boundaries, and this contributes to its character of the site.</li> <li>• Some surface water drainage impacts in the central part of the site, which may restrict developable area, alongside central location of pond and established field boundaries.</li> <li>• The more north/east part of the site may be suitable for employment uses only, due to the surrounding developments that exist.</li> <li>• Extensive improvements will be required to provide a suitable access to accommodate residential/employment development on the site as the existing access is a field gate with poor visibility splays.</li> </ul>
869/3090	Meadowsweet, Caldicotts Lane, Lower Dicker	<ul style="list-style-type: none"> <li>• The site is not in a suitable location for residential dwellings, owing to its proximity to services and amenities.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• Caldicotts Lane would not be suitable to accommodate residential development on the site and the due to the mature hedgerows and trees along the verges of the lane as well as the proximity of the existing residential amenity would restrict improvements to the access to the A22.</li> <li>• The lower part of the site may be more appropriate for employment development given established surrounding developments (expansions) and landscape visibility.</li> </ul>
870/3090	Laurelhurst Farm, Lower Dicker	<ul style="list-style-type: none"> <li>• The site is not in a suitable location for residential dwellings, owing to its proximity to services and amenities.</li> <li>• The south/southeastern part of the site is subject to identified surface water flooding.</li> <li>• There are established hedgerows and mature trees on site which are likely to provide connectivity to wildlife.</li> <li>• The northern part of the site is more open to the wider countryside and is also subject to restrictions with the overhead powerlines.</li> <li>• The lower part of the site may be suitable for employment use, given surrounding uses, but noting the close proximity to neighbouring residential properties not all uses would necessarily be appropriate.</li> <li>• Infrastructure improvements to provide laned right turn likely to be required for entry into the site, alongside improved access.</li> </ul>
919/3000	Land at Park Farm, New Road, Hellingly	<ul style="list-style-type: none"> <li>• The western part of the site has been granted planning permission (under reserved matters) pursuant to the outline planning permission under planning reference WD/2022/2135/MRM for 370 homes.</li> <li>• The eastern part of the site is subject to pending application WD/2022/0294/MAO for 360 homes, which is in the process of determination and has an officer recommendation to approve.</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• A full transport assessment, infrastructure improvements and on-site provision of amenities would be required.</li> <li>• The site is considered a moderately sensitive site to development in the Council's landscape evidence base, but with careful location of built form and landscaping, could host a large scale residential and employment development site.</li> </ul>
940/3090	Land adjoining Laurel Cottage, The Dicker, Lower Dicker	<ul style="list-style-type: none"> <li>• The site is not suitable for residential development owing to its location; however, the site would be considered suitable for employment uses given surrounding employment land uses.</li> <li>• The development of the site would be subject to the creation of a suitable vehicular access and any additional infrastructure requirements being incorporated into any scheme.</li> <li>• This site does adjoin another larger SHELAA site (reference 1039/1310) that is considered suitable for employment uses and could therefore come forward comprehensively with this adjoining site.</li> </ul>
1039/1310	Land at Knights Farm, The Dicker, Hailsham	<ul style="list-style-type: none"> <li>• The site is located to the north of the A22 and to the west of the Boship roundabout which connects the A22, A271 and A267 and sits between Lower Dicker and Lower Horsebridge to the northwest of Hailsham.</li> <li>• It lies beyond any defined development boundary, although close to Lower Horsebridge and Hailsham.</li> <li>• Whilst it has a good level of pedestrian connectivity and access to public transport links, due to its degree of detachment from essential services and facilities it would be unsuitable for residential development.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development due to modern field amalgamation, a flat landform and nearby development/uses, including modern agricultural buildings and storage within the southern part of</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>the site, as well as nearby petrol services and proximity to the A22 and A267 which all reduce the sense of rurality and tranquillity.</p> <ul style="list-style-type: none"> <li>• The site is relatively well contained by existing mature tree belts and hedgerows, which would help contain development and limit the impact on the wider landscape from far-reaching views.</li> <li>• A new vehicular access would be required together with a transport impact assessment to ensure that the local/strategic highway network is not severely harmed.</li> <li>• The collection of buildings at Knights Farm are agricultural in nature and the land would likely require remediation given the former uses on site.</li> <li>• Given the proximity of residential dwellings along the A22, the impact on residential amenities would need to be considered as part of any future redevelopment of the site.</li> </ul>
1079/3100	Land at Broad Farm, south of New Street, Lower Horsebridge	<ul style="list-style-type: none"> <li>• There are access issues associated with this site and the upgrading of the existing vehicular access and pedestrian connectivity are key.</li> <li>• The highway access is problematic given the bend of the A271 and visibility constraints if coming from A271. The width of access is going to be heavily constrained due to the existing built development.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to development, owing to several listed buildings near to the site and the proximity of the Hellingly Conservation Area to the north.</li> <li>• The site is visibly isolated between the A267 and North Street and therefore development could have a substantial impact upon the landscape to the north of Lower Horsebridge where screening is poor.</li> <li>• Development of the site could impact on setting of the listed buildings adjacent and</li> </ul>

SHELAA Reference	Site Address	Conclusion
		conservation area to the northeast of the site.
1081/3000	Hursthaven Nursery, New Road, Hellingly	<ul style="list-style-type: none"> <li>• The site is served by an existing vehicular access of New Road, which is a narrow, partly single-width (section leading into the site) country lane.</li> <li>• The final stretch of New Road (approximately 250m) leading into the site comprises a metalled surfaced track. This track is rural in nature with limited passing places and would not, therefore, be suitable for intensification.</li> <li>• Future residents would be overwhelmingly reliant on the use of private motor vehicles to cater for the everyday needs.</li> <li>• If the site came forward as part of a comprehensive development scheme with adjoining SHELAA site 919/3000, which surrounds the site, it may be considered suitable if a suitable vehicular access can be achieved.</li> <li>• The site is in close proximity to designated heritage assets and the impact on their settings is likely to be detrimental.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development and is well screened by woodland around the residential property and garden currently.</li> <li>• The site is located wholly within Flood Zone 1, but part of the access track leading to the site lies within Flood Zones 2 and 3.</li> </ul>
1145/3100	Woods Corner, North Street, Lower Horsebridge	<ul style="list-style-type: none"> <li>• The site is well connected to Lower Horsebridge and Hailsham with access and accessibility for pedestrians and cyclists with public transport available.</li> <li>• The site sits directly north of SHELAA site 428/3100 that has outline planning permission for up to 55 net dwellings under planning reference WD/2021/2056/MAO.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site is of low</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>to moderate sensitivity to development due to the existing development on site and planned development along the B2104 (North Street).</p> <ul style="list-style-type: none"> <li>• It would be possible to mitigate potential impacts upon the landscape with the retention of the vegetation along the northern boundary of the site.</li> </ul>
1159/3090	Land behind Coldharbour Farm Cottages, Coldharbour Road, Lower Dicker	<ul style="list-style-type: none"> <li>• The site is in a semi-rural location and physically and visually divorced from any settlement.</li> <li>• The site is accessed via a narrow, single-width access point off Coldharbour Road which, in its current condition, would not be suitable for intensification.</li> <li>• Coldharbour Road does not benefit from footpaths, cycleways or street lighting for a considerable distance past the site.</li> <li>• Future residents would be overwhelmingly reliant on the use of private motor vehicles to cater for the everyday needs.</li> <li>• It is known that if SHELAA Site 825/1310 came forward with those associated facilities, then this may change the status of the site in terms of accessibility.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site has a low to moderate sensitivity to development due to the existing development on site and its proximity to Lower Dicker, although the eastern and southern part of the site are more open in character, which increases sensitivity.</li> <li>• New development in this location would be out of character with surrounding land uses and would have an urbanising and detrimental impact on the semi-rural character of the surrounding landscape in isolation.</li> <li>• A more sympathetic form of development, comprising three or four dwellings in a linear pattern along the frontage of the site, has recently been refused by the Council under application ref. WD/2023/0922/PIP.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>The site's southern boundary is close to the neighbouring designated heritage asset – the Grade II listed Hatches Farmhouse.</li> </ul>

**Parish:** Herstmonceux

**Total Number of 'Live' SHELAA Sites:** 20

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
793/3110	Land at Orchard Cottage, Old Road, Magham Down	The sites are too small for assessment. The sites have therefore been excluded from further assessment.
981/2090	Place Farm, Church Road, Herstmonceux	

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
040/2090	Land adjacent to Lime Cross Recreation Ground, Herstmonceux	This site was granted planning permission (under reserved matters) for 70 net dwellings under planning reference WD/2018/1584/RM and is expected to be completed by the end of 2026/27 period.
609/2090	Land adjacent to Geo Collins Honda, Herstmonceux Service Station, Hailsham Road, Herstmonceux	This site had achieved planning permission (reserved matters) for 17 dwellings under planning reference WD/2019/1332/MRM. The site has most recently been granted full planning permission for 21 (net) dwellings under planning reference WD/2022/1080/MAJ.
942/3390	Land at Compers Field, Gardner Street (A271), Windmill Hill	The site has been granted full planning permission for 18 net dwellings under planning references WD/2019/1771/F and WD/2021/1161/F.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
658/16130	Land north of Hammer Lane, Cowbeech	The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving

SHELAA Reference	Site Address	Conclusion
684/3390	Land adjacent to the Sewerage Works, Victoria Road, Windmill Hill	sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
274/3390	Brick Farm, Gardner Street, Windmill Hill	<ul style="list-style-type: none"> <li>The site is located adjacent to Windmill Hill, which is not considered a 'sustainable settlement' according to the emerging settlement hierarchy.</li> <li>Herstmonceux lies some distance (approximately 500m) to the west of the site.</li> <li>The development of the site would be required to take into consideration the impact of development upon the High Weald National Landscape and Listed Buildings in close proximity to the site.</li> <li>This impact is more limited given the site's existing use and the existing landscape buffering and development that surrounds the site.</li> <li>The site is significantly constrained in relation to vehicular and pedestrian access. The current track that provides vehicular access to the site from Gardner Street (A271) is unsuitable to serve further development due to its narrow form, which cannot be widened due to third party land ownership.</li> <li>The access could also not be widened to allow for the provision of a pedestrian footpath to Gardner Street (A271).</li> </ul>

SHELAA Reference	Site Address	Conclusion
553/2090	Higham Farm, Gardner Street, Herstmonceux	<ul style="list-style-type: none"> <li>• The site is located in close proximity to Herstmonceux, which is considered a 'sustainable settlement' according to the emerging settlement hierarchy.</li> <li>• The development of this site for housing would be required to take into consideration the impact of development upon the adjacent group TPO and the Grade II Listed Buildings that are in close proximity to the southwest of the site.</li> <li>• The existing vehicular track to the site is unsuitable to serve further development and the site would be required to provide a new vehicular access to the site from Gardner Street (A271) along the southern boundary.</li> <li>• The site is significantly constrained in relation to landscape as the site lies wholly within High Weald National Landscape, in an exposed location where development would appear out of keeping with the rural character of the area and have an unjustified impact on the character and appearance of the landscape.</li> <li>• The site is very exposed in the wider landscape and elevated above surrounding land/properties with extensive and long-distance views to the north of the site, towards the High Weald National Landscape.</li> </ul>
582/2090	Land at Gardner Street, Herstmonceux	<ul style="list-style-type: none"> <li>• The site is located in close proximity to Herstmonceux, which is considered a 'sustainable settlement' according to the emerging settlement hierarchy.</li> <li>• The development of the remaining part of the site without planning permission for housing would be required to take into consideration the ancient woodland adjacent the northern boundary and the Grade II Listed Buildings that are in close proximity to the southwest of the site.</li> <li>• The remaining part of the site would need to consider the surface water flood risk located along the site's western boundary.</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The site would be required to provide a new vehicular access to the site from Gardner Street (A271) along the southern boundary.</li> <li>• The site is significantly constrained in relation to the landscape and the site lies wholly within High Weald National Landscape in an exposed location where development would appear out of keeping with the rural character of the area and have an unjustified impact on the character and appearance of the landscape.</li> <li>• The site is very exposed in the wider landscape and elevated above surrounding land/properties with extensive and long-distance views to the north of the site, towards the High Weald National Landscape.</li> </ul>
610/2090	Land at Braemar, Bagham Lane, Herstmonceux	<ul style="list-style-type: none"> <li>• The site is located in close proximity to Herstmonceux, which is considered a 'sustainable settlement' according to the emerging settlement hierarchy.</li> <li>• The development of this site would be required to consider the Grade II Listed Buildings that are in close proximity to the south of the site and the tree protected by a TPO at the entrance to the site.</li> <li>• The development of the site would have a detrimental impact upon the surrounding landscape, particularly as long-distance views are provided towards the High Weald National Landscape to the north.</li> <li>• A suitable vehicular and pedestrian access cannot be achieved, due to the narrow form of Bagham Lane, which cannot be widened due to third party ownership.</li> </ul>
624/2090	Land at Upperhouse Farm, New Road, Herstmonceux	<ul style="list-style-type: none"> <li>• The site is located in a rural location located to the west of Herstmonceux.</li> <li>• The development of the site for housing would be required to provide a new vehicular access from Hailsham Road (A271) and to consider the impact of development on the countryside landscape to the south.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• This site is not considered to lie in a sustainable location for development due to its distance from the services and facilities available in Herstmonceux (approximately 750m) to the east.</li> <li>• The site cannot achieve suitable pedestrian connectivity as footpaths will be unable to be provided to the site due to third party land needed and the site's distance from existing footpaths on Hailsham Road (A271) to the east.</li> </ul>
858/2090	New Barn Farm, Stunts Green, Herstmonceux	<ul style="list-style-type: none"> <li>• The site is located in close proximity to Herstmonceux, which is considered a 'sustainable settlement' according to the emerging settlement hierarchy.</li> <li>• The site is detached from Herstmonceux by agricultural fields and is therefore some distance from local services, facilities and public transport although pedestrian footpaths do provide access to the settlement.</li> <li>• Housing development would be out of keeping with the rural character and appearance of the countryside and would not be a logical extension to Herstmonceux.</li> <li>• The development of the site for housing would require the provision of an upgraded/new access from West End (Road) and improvements to existing pedestrian footpaths to Herstmonceux.</li> <li>• The site would be required to consider the surface water flood risk within the eastern part of the site.</li> <li>• The site lies wholly within High Weald National Landscape with the northern and western parts of the site being located in an exposed location where development would appear out of keeping with the rural character of the area and have an unjustified impact on the character and appearance of the landscape.</li> </ul>

SHELAA Reference	Site Address	Conclusion
879/2090	Land at Stunts Green, south of West End Road, Herstmonceux	<ul style="list-style-type: none"> <li>The site is located in close proximity to Herstmonceux, which is considered a 'sustainable settlement' according to the emerging settlement hierarchy.</li> <li>The site is detached from Herstmonceux by agricultural fields and is therefore some distance from local services, facilities and public transport although pedestrian footpaths do provide access to the settlement.</li> <li>Development would be out of keeping with the rural character and appearance of the countryside and would appear as an isolated form of development.</li> <li>The site would require the provision of an upgraded/new access from West End (Road) and improvements to existing pedestrian footpaths to Herstmonceux. The site would be required to consider the impact of development upon the High Weald National Landscape to the north and the ecological impact of development resulting from the loss of significant trees located within the site.</li> <li>The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development and would have an unjustified impact on the character and appearance of the high-quality countryside that surrounds Herstmonceux.</li> </ul>

SHELAA sites taken forward to '**Sustainability Appraisal (SA)**'.

The following sites is considered a 'reasonable alternative' and has been taken forward to the SA:

SHELAA Reference	Site Address	Conclusion
069/2090	Land at Lime Park (opposite Herstmonceux Recreational ground), Herstmonceux	<ul style="list-style-type: none"> <li>The site is located on the southern periphery of Herstmonceux, which is considered a 'sustainable settlement' according to the emerging settlement hierarchy.</li> <li>The site is severed from the main built form of the settlement by woodland, a</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>recreation ground and the site's topography.</p> <ul style="list-style-type: none"> <li>• The site shares a closer visual and functional relationship to the countryside to the south of Herstmonceux.</li> <li>• The development of the site would be required to take into consideration the priority habitat (deciduous woodland), some of which is classified as ancient woodland that lies adjacent the sites northern boundary.</li> <li>• The site has a moderate to high landscape sensitivity to residential development, which would not relate well to the form and structure of the village and would have a detrimental impact on the appearance of this attractive landscape.</li> <li>• This is exacerbated by the site's topography and elevated position within the landscape which would also require consideration.</li> <li>• The current track that provides vehicular access to the site from Hailsham Road (A267) and Chapel Row (Road) is unsuitable to serve further development and cannot be widened due to third party land ownership.</li> <li>• The site may be able to achieve a vehicular access to the site via the land to the northeast (040/2090).</li> </ul>
071/2090	Land at Chapel Row, Windmill Hill Road, Herstmonceux	<ul style="list-style-type: none"> <li>• The site is in a semi-rural location and lies within the gap between Herstmonceux to the west and Windmill Hill to the east.</li> <li>• The site is severed from the proposed development boundary for Herstmonceux, which is considered as a 'sustainable settlement' by Chapel Row (Road) to the west.</li> <li>• The development of the site would require the provision of a suitable vehicular access to the site from Gardner Street (A271) and to improve existing pedestrian footpaths.</li> <li>• The development of the site would be required to take into consideration the</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>ancient woodland, priority habitat and group TPO that lies adjacent the sites eastern boundary.</p> <ul style="list-style-type: none"> <li>• The site is of moderate to high landscape sensitivity to residential development, which is exacerbated by the site's topography meaning that development would be exposed and detrimental to the landscape and result in the coalescence of Herstmonceux and Windmill Hill.</li> <li>• The development would need to consider the High Weald National Landscape to the north of the site, beyond Gardner Street.</li> <li>• The site would be required to consider the impact upon Listed Buildings in close proximity.</li> <li>• The site must also consider the need for possible remediation works relating from the current use of the southwestern part of the site, which may require remediation.</li> </ul>
081/2090	Land to north of James Avenue, Herstmonceux	<ul style="list-style-type: none"> <li>• The site is located in close proximity to Herstmonceux, which is considered a 'sustainable settlement' according to the settlement hierarchy.</li> <li>• The site would require the provision of a new or upgraded vehicular access from James Avenue or West End (Road).</li> <li>• Given the layout of the approved scheme within the southern part of the site (WD/2019/0543/MRM), the remaining portion of the site cannot be accessed via vehicles.</li> <li>• The development of the site would be required to take into consideration the Grade II Listed Building in close proximity to the southern part of the site.</li> <li>• Whilst the southern part of the site benefits from existing planning permission, development on the remainder of the site would have a significant impact upon the High Weald National Landscape, particularly the northern and northeastern portions of the site that lie within it.</li> </ul>

SHELAA Reference	Site Address	Conclusion
392/3390	Orchard View Park, Russett Way, Windmill Hill	<ul style="list-style-type: none"> <li>• The site is located adjacent to Windmill Hill, which is not considered a 'sustainable settlement' within the emerging settlement hierarchy.</li> <li>• Herstmonceux lies some distance (approximately 500m) to the west of the site.</li> <li>• The development of the remainder of the site without planning permission would need to consider the upgrading of the existing vehicular access to the site.</li> <li>• The development of this part of the site must also consider the High Weald National Landscape, although the 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to new residential development as the site contains existing chalet development and lies adjacent to the settlement edge of Windmill Hill.</li> </ul>
608/2090	Land at Collins Honda, Hailsham Road, Herstmonceux	<ul style="list-style-type: none"> <li>• The site is located within the proposed settlement boundary for Herstmonceux, which is considered a 'sustainable settlement' according to the settlement hierarchy.</li> <li>• The site benefits from being in close proximity to the services, amenities and public transport options available within this settlement.</li> <li>• The development of the site for housing would be required to provide a suitable vehicular access to the site from Hailsham Road (A271) and to improve existing pedestrian footpaths to the village.</li> <li>• The site would also be required to consider the impact of development upon the ancient woodland and priority habitats located adjacent to the site.</li> <li>• The development is not considered to have a significant impact on the wider landscape, given the sites visual and functional relationship with Herstmonceux.</li> <li>• The development of the site would be required to consider the surface water flood risk located within the centre of the</li> </ul>

SHELAA Reference	Site Address	Conclusion
		site and potential contamination that may require remediation as part of any redevelopment.
1086/2090	Land north of A271 at Cooper's Croft and Sally Shaw Field, Herstmonceux	<ul style="list-style-type: none"> <li>• The site is detached from Herstmonceux and is therefore isolated from local services, facilities and public transport, albeit that there is narrow pedestrian connectivity to Herstmonceux along the A271.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development as the site is strongly sloping and therefore, parts of the site are highly visible within the wider landscape.</li> <li>• It is also separated from the existing settlement of Herstmonceux and would extend off a ridgeline, therefore having a poor relationship with the village.</li> <li>• There are a small number of parcels of ancient woodland in the eastern portion of the site that would need to be considered.</li> </ul>

**Parish:** Hooe

**Total Number of 'Live' SHELAA Sites:** 1

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
924/1630	Land at Tanyard Farm, Top Road, Hooe	<ul style="list-style-type: none"><li>The site is in a semi-rural location, remote from local services and facilities, and disconnected from the boundary of any sustainable settlement.</li><li>Hooe is not categorised as a 'sustainable settlement' within the sustainable settlement strategy due to a lack of services and facilities and with limited alternatives to the private car to access key services such as employment, education or shopping.</li></ul>



SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The site would need to consider highways improvements for an upgraded vehicular access and provision of new pedestrian and cycle links on the north side of Top Road.</li> <li>• The development of the site would be required to consider the detrimental impact of development upon the existing landscape, particularly as long views are provided over the surrounding landscape, including the High Weald National Landscape to the north/northwest.</li> <li>• The site is rural in character and contributes to the separation of Hooe and Russell's Green.</li> </ul>

SHELAA sites taken forward to '**Sustainability Appraisal (SA)**':

No sites are considered 'reasonable alternatives' in Hooe Parish for the SA.

SHELAA Reference	Site Address	Conclusion
N/A		

**Parish:** Horam

**Total Number of 'Live' SHELAA Sites:** 50

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

<b>SHELAA Reference</b>	<b>Site Address</b>	<b>Conclusion</b>
117/3030	Manor Farm Bungalow Site, Discovery Way, Horam	The site is too small for assessment. The site has therefore been excluded from further assessment.
598/3030	Land at Flintstones, Manor Road, Horam	
769/3030	Land at Hollinwood, Little London Road, Horam	
801/3030	Glenside/ Homelands, Lower High Street, Horam	
824/3030	Land at Orchard House, The Avenue, Horam	
838/3030	Glenrosa, Vines Cross Road, Horam	

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

<b>SHELAA Reference</b>	<b>Site Address</b>	<b>Conclusion</b>
449/3030	Land south side of Horebeech Lane, Horam	The site has outline planning permission (WD/2021/2356/MAO) for 38 (net) dwellings at appeal. The site has therefore been excluded from further assessment.
841/3030	Land at Hedgerows, Eastbourne Road, Horam	The site has full planning permission (WD/2020/2306/MRM) for up to 53 (net) dwellings. The site has therefore been excluded from further assessment.
911/3030	Horeham Flat Farm, Chiddingly Road, Horam	The site has outline planning permission (WD/2018/2526/MAO) for 36 (net) dwellings, the site is also subject to a live full planning application (WD/2022/1899/MAJ), alongside SHELAA site 1057/3030, for 41 (net) dwellings. The site has therefore been excluded from further assessment.
1064/3030	Two Oaks, Chiddingly Road, Horam	The site has outline planning permission (WD/2020/0950/MAO) for 24 (net) dwellings. The site has therefore been excluded from further assessment.
1193/3030	Land east of Chiddingly Road, Horam	The site has outline planning permission (WD/2020/2667/MAO) for 22 (net) dwellings. The site has therefore been excluded from further assessment.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
024/3030	The Old Nursery, North Street, Horam	The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.
555/3030	Woods Place, West Street Lane, Horam	
627/3030	Land at Furnace Lane, Horam	
670/3030	Land at Diamonds Field, Vine Cross Road, Horam	
1058/3030	Thorpe Gardens, Little London Road, Horam	
1060/3030	Land at Laundry Lane, Horam	
1063/3030	Marle Green Farm, Horebeech Lane, Horam	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
925/3030	Land at Dewbrook Farm, Vines Cross Road, Horam	The entire access and frontage of the site is within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3b by the Council's own Strategic Flood Risk Assessment (SFRA). The site is therefore considered unsuitable and has been excluded from further assessment.

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
075/3030	Land adjacent to Marle Green Cottages, Horebeech Lane, Horam	<ul style="list-style-type: none"> <li>• The site is situated in a rural location and is isolated from amenities and facilities.</li> <li>• Given the rural nature of Marle Green and the linear form of development in this location, it is not considered that backland development in this location is appropriate given the rural character of the area.</li> <li>• The southern part of this site was granted planning permission for 2 (net) dwellings under planning reference WD/2019/2184/FA and have now been built. T</li> <li>• Due to the configuration of the two dwellings constructed on site, the site can no longer achieve a suitable vehicular access from Marle Green and is considered unsuitable for further residential development.</li> </ul>
196/3320	Foords Farm, Foords Lane, Vines Cross,	<ul style="list-style-type: none"> <li>• The site is not in a sustainable location within Vines Cross and has no access to key services and facilities.</li> <li>• Development of the site would also have substantial and unacceptable change of character to the landscape at edge of the village and is situated within High Weald National Landscape.</li> <li>• The site was refused full planning permission for 15 (net) dwellings under planning reference WD/2022/0257/MAJ. This was due to its unsustainable location and the scheme representing a substantial and unacceptable change of character to the landscape at edge of the village.</li> </ul>
239/3320	Land adjacent to the Brewers Arms, Nettlesworth Lane, Vines Cross	<ul style="list-style-type: none"> <li>• The site is not in a sustainable location within Vines Cross and has no access to key services and facilities.</li> <li>• The site has an existing vehicular access from the C406 (Nettleworths Lane) and this road is very narrow and provides no scope to improve pedestrian linkages to the centre of the hamlet.</li> <li>• The site lies wholly within the High Weald National Landscape and relatively sloping topography (from north to south) and is prominent within the wider landscape.</li> </ul>

SHELAA Reference	Site Address	Conclusion
302/3030	The Old Surgery, Vines Cross Road, Horam	<ul style="list-style-type: none"> <li>• The site is in Horam and therefore in a sustainable settlement as evidenced in the emerging Local Plan.</li> <li>• Achieving more dense development on this site would potentially be harmful to neighbouring amenity and character of the area.</li> <li>• The formation of a suitable vehicular access is unlikely to be achieved due to a tree at the site's frontage, which is subject to a TPO.</li> </ul>
351/3150	Land at South Lodge, B2203, Maynards Green	<ul style="list-style-type: none"> <li>• The site is constrained by its shape, size and the existing dwelling such that the only form of development possible would cause unacceptable landscape and character impacts.</li> <li>• The northern boundary of the site is formed of mature trees that are protected by a group TPO.</li> <li>• It is therefore considered that new housing development in this location would have a detrimental impact upon the character and appearance of the high-quality landscape that surrounds Maynards Green to the south and would be an illogical expansion of the settlement.</li> </ul>
499/3030	Land at Horam Manor Estate, A267, Horam	<ul style="list-style-type: none"> <li>• Trees and hedgerows surround the site (including ancient woodland), which lies adjacent to a large pond to the south (Horam Manor Fishery) and the gardens of residential properties to the north.</li> <li>• The southwest of the site is particularly sensitive as this abuts the small, isolated Coneyburrow Wood Ancient Woodland.</li> <li>• The demolition of this existing, historic farmstead and its uses would be detrimental to the rural character of the area (including ancient woodland), as well as impacting the setting of the adjacent listed building.</li> <li>• Development of the site would also have a harmful and significant impact on heritage assets, would not be a logical addition to the evolving built form of the village, and has potential to create unacceptable highway impacts from a new access.</li> <li>• There are concerns regarding how a new access would be achieved to the site.</li> </ul>

SHELAA Reference	Site Address	Conclusion
612/3030	Hazel House, The Avenue, Horam	<ul style="list-style-type: none"> <li>• The site is in Horam and therefore in a sustainable settlement as evidenced in the emerging Local Plan.</li> <li>• The site is small and heavily constrained by reason of its topography, proximity to neighbouring dwellings, location within the setting of the High Weald National Landscape, existing built form on the site and inadequate access.</li> <li>• Any development would therefore likely read as contrived and unacceptable tandem development which would be out of character with the local area and cause landscape harm.</li> </ul>
686/3030	Land at Spiers Farm, Little London Road, Horam	<ul style="list-style-type: none"> <li>• The site is moderately sensitive in landscape terms (according to the evidence base) and residential development would have a significant and unjustified harmful impact on its rural character and appearance.</li> <li>• This impact would be exacerbated by the site's sloping topography and its visual openness (especially to the east).</li> <li>• The opportunities for vehicular access are also limited due to the site's limited boundary with the A267. The existing access is narrow and would need upgrading but it is flanked by existing residential properties and widening it would not be feasible.</li> <li>• Sufficient visibility splays – particularly to the north – are also unlikely to be achievable.</li> </ul>
758/3030	Land at Sharps Corner, Little London Road, Horam	<ul style="list-style-type: none"> <li>• The site's current vehicular access is from the A267, but this would not be suitable to serve an increase in residential development on the site.</li> <li>• It is unlikely that a suitable vehicular access could be achieved to the site, given the presence of the ancient woodland which severs the site from the A267.</li> <li>• The area has been classified as being moderate to highly sensitive within the 2023 Landscape Sensitivity Assessment, although not in the High Weald National Landscape.</li> <li>• The surrounding area has a strongly distinctive sense of place, encompassing ancient woodland, mature native field trees and stream corridors; coupled with high overall landscape value.</li> </ul>

SHELAA Reference	Site Address	Conclusion
763/3150	Land north of West Street Lane, Maynards Green	<ul style="list-style-type: none"> <li>• The site is in an unsustainable location and remote from services and facilities.</li> <li>• The site as submitted cannot achieve a satisfactory pedestrian linkage along West Street Lane to the limited services and facilities in Maynards Green.</li> <li>• The site is also visually separated from Maynards Green and within the High Weald National Landscape.</li> <li>• The site lies wholly within the High Weald National Landscape and is located within the Wider LCA 6E assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be highly sensitive to development</li> <li>• Its development would result in unsuitable and out of character development with associated harm to the rural character and appearance of the landscape.</li> </ul>
832/3030	Land at Paines Farm, Vines Cross Road, Horam	<ul style="list-style-type: none"> <li>• The site is adjacent to existing development to the north and borders part of a new housing estate development just beyond the site's southern boundary (WD/2017/2651/MRM) and the Cuckoo Trail is to the west.</li> <li>• The existing vehicular access to the site is through Flood Risk Zone 3 and this also affects the northeast edges of the site.</li> <li>• The current vehicular access from Vines Cross Road would be unsuitable, being a narrow farm track which is incapable of being widened to provide a vehicular suitable access point.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development due to the prominent slope. The site provides long distance views northwards across the High Weald National Landscape and residential development could affect High Weald National Landscape.</li> </ul>
925/3030	Land at Dewbrook Farm, Vines Cross Road, Horam	<ul style="list-style-type: none"> <li>• A significant portion of the site is located within Flood Zones 2 and 3 and this would preclude residential development.</li> <li>• The options for vehicular access are also prohibitive, as the site's confluence with Vines Cross Road is limited and physically restricted by the Flood Zones and a TPO.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>The landscape impact would be harmful, and development of this site would read as an unsympathetic extension of Horam's urban pattern.</li> </ul>
933/3150	Land at Oast Lodge, Maynards Green Road, Maynards Green	<ul style="list-style-type: none"> <li>The majority of the site is undeveloped and occupies a backland position to the rear of the linear, road frontage development along the eastern side of the B2203.</li> <li>The site is located outside of any proposed development boundary although it would form part of the established settlement of Maynards Green. Maynards Green is considered an unsustainable settlement within the emerging Local Plan.</li> <li>The site is located within the setting of two grade II listed buildings, the closest being West Street Farmhouse which adjoins the site to the south-west.</li> <li>Development on the site would likely cause harm to the significance of the designated heritage asset through the urbanisation of the site and loss of part of its immediate setting, which is presently open and verdant throughout and rural in character.</li> <li>Development here would be incongruous with the established pattern and character of development in the locality, which predominantly comprises linear, road frontage development with long rear gardens.</li> <li>Due to the site's projection away from the road and into the open countryside, development would likely appear intrusive and detrimental to the landscape and scenic beauty of the High Weald National Landscape.</li> </ul>
1120/3030	Highlands Farm, A276, Horam	<ul style="list-style-type: none"> <li>The site is a large area of agricultural land which is bounded by Ancient Woodland to the north, and which hosts a significant and complex field pattern of trees and hedgerows.</li> <li>The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development due to the fieldscape being relatively complex, ancient and other mature woodland within/adjacent to its boundaries and the occasional open views looking across the wider pastoral landscape.</li> <li>The existing access would be very difficult to improve/relocate in order to make it adequate</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<p>for residential use due to the speed of the highway in this location and visibility splays.</p> <ul style="list-style-type: none"> <li>• A significant portion of the site has been allocated as an Environment Bank (which precludes development for a number of decades).</li> </ul>

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’.

The following sites is considered a ‘reasonable alternative’ and has been taken forward to the SA:

SHELAA Reference	Site Address	Conclusion
123/3030	Land adjoining Coxlow House, A267, Horam	<ul style="list-style-type: none"> <li>• The site is adjacent to the existing built-up edge of Horam and fronts the A267 forming a logical extension to the village.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development.</li> <li>• Subject to design and landscaping, development would have a limited impact on the wider landscape.</li> <li>• The existing field access immediately onto the A267 means that suitable vehicular access and visibility splays into the site can be achieved.</li> <li>• Traffic noise from the adjacent A267 will require mitigation.</li> <li>• The site could form part of a comprehensive development with neighbouring SHELAA site, land at Coxlow Farm (reference 875/3030) to the east whereby the site would provide the main vehicular access point to the wider land beyond.</li> </ul>
244/3150	Land adjacent to Funnell’s Farm Maynards Green Road, Maynards Green	<ul style="list-style-type: none"> <li>• The site is located outside of any proposed development boundary although it would form part of the established settlement of Maynards Green. Maynards Green is considered an unsustainable settlement within the emerging Local Plan.</li> <li>• The existing built form of Maynards Green is to the east of the B2203 and is</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>linear development of houses with long back gardens.</p> <ul style="list-style-type: none"> <li>• The development on the western side of the road is much more sporadic in form, with development interspersed between grassland fields.</li> <li>• The development of the site will have a localised landscape impact having regard to the existing pattern of development on this side of the road.</li> <li>• The site was classified as being in a moderately sensitive location within the 2023 Landscape Sensitivity Assessment.</li> <li>• The site boundary with the B2203 has a well-established hedgerow along with a vegetated southern boundary and western boundary with the Cuckoo Trail.</li> <li>• There is sufficient room to provide vehicular access into the site although this will result in the loss of some of the existing hedgerow. The existing boundary vegetation is set back sufficiently from the B2203 to enable the provision of the necessary visibility splays.</li> </ul>
614/3030	Land at The Old Brickyard, Chiddingly Road, Horam	<ul style="list-style-type: none"> <li>• The site comprises a number of fields containing trees and scrub to the southwest of Horam and to the west of Chiddingly Road and is located in a reasonably sustainable location.</li> <li>• The central part of the eastern field comprises of mixed-use light industrial units and associated hardstanding, whilst the southwestern part of the site comprises a small number of buildings associated with equestrian uses and fields.</li> <li>• The development of the western fields of the site would have a significant visual impact, given the lack of screening and panoramic views over the wider landscape to the north.</li> <li>• The majority of the eastern portion of the site (behind the existing depot) is heavily covered by existing trees and vegetation, which is also designated Priority Habitat Woodland, and the removal of which would have an unjustified impact on the</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>wider landscape and potentially ecology on site.</p> <ul style="list-style-type: none"> <li>Given the sensitive landscape and ecological constraints to the site, it is considered unsuitable for residential development.</li> <li>The eastern part of the site (as well as the frontage along Chiddingly Road) was refused outline planning permission for 65 dwellings under planning reference WD/2017/1727/MAO for a number of issues raised above in terms of ecology, ancient woodland and highways.</li> <li>An intensification in employment uses, subject to siting and quantum, may be possible.</li> </ul>
661/3030	Land at Linda House, Little London Road, Horam	<ul style="list-style-type: none"> <li>Residential development in majority of the site would result in significant harm to landscape character, possible scope for development in the southern part of the site, outside of the High Weald National Landscape.</li> <li>The site has been classified as being of moderate to high sensitivity within the 2023 Landscape Sensitivity Assessment, due to the site expressing many of the defining components of character of the High Weald National Landscape and being detached from the existing settlement edge of Horam.</li> <li>The western part of the site was refused planning permission for 34 (net) dwellings under planning reference WD/2021/2458/MAJ at appeal owing to the impact on the High Weald National Landscape</li> <li>There might be scope for a far more modest housing scheme to the south, closer to Little London Road and not within the High Weald National Landscape.</li> </ul>
830/3030	Land at Cauldavan, Horebeech Lane, Horam	<ul style="list-style-type: none"> <li>The 2023 Landscape Sensitivity Assessment states that the site landscape is moderate to highly sensitive to residential development. Whilst the site is well screened on its southern, western and eastern boundaries, suitable</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>buffering and planting will be required on the northern boundary to mitigate the impact that development would have on the wider landscape.</p> <ul style="list-style-type: none"> <li>• The site at the periphery of the existing developed area of Horam is within reasonable distance of the village centre and the services and public transport.</li> <li>• Additional transport assessments would be required to assess the impact the development would have on the wider road network and to establish a suitable access either from Horebeech Lane or through the adjacent site, which was recently constructed.</li> <li>• The site, excluding the existing residential dwelling, was refused outline planning permission for 46 (net) dwellings under planning reference WD/2022/1694/MAO, in part due to the scheme's design and is now at planning appeal.</li> </ul>
875/3030	Coxlow Farm, Horam Road, Horam	<ul style="list-style-type: none"> <li>• This is an extensive site located to the south of Horam. The site is made up of farm buildings, woodland, grazing fields and various residential properties located primarily to the west.</li> <li>• The area is in good proximity to the centre of Horam as well as potential additional points of access.</li> <li>• A transport assessment for any new vehicular access points to the site would need to be undertaken to establish that the local highway network can cope with new residential development of this scale.</li> <li>• This may include a solution to the junction with the A267 and Chiddingly Road that would include a small roundabout and potential reduction in the speed limit in this location, and enhancements to pedestrian links to provide access to local services in the village centre, and opportunities to utilise non car sustainable transport modes.</li> <li>• The site sits in a moderately sensitive landscape, and the 2023 Landscape Sensitivity Assessment notes that the area encompasses a gently undulating</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>pastoral landscape to the south-east of the village, with the historic field pattern and the wooded pastoral setting, including some areas of ancient woodland, forming key sensitivities.</p> <ul style="list-style-type: none"> <li>• These wooded areas, including the Ancient Woodland would require protection and appropriate buffer zones, and the more tranquil parts of the site offering priority habitat, are primarily located to the south of the site.</li> <li>• If the site was to come forward, the focus for any development here should be located within the northern, north-western and central parts of the site, which are less sensitive and relate better to the existing settlement and expansion along the A267.</li> <li>• Further investigation should be undertaken to establish what remediation works may be required to resolve potential contamination issues arising from Coxlow Farm given its previous use.</li> </ul>
889/3030	Land adjacent to Laundry Lane and Cauldavan, Horebeech Lane	<ul style="list-style-type: none"> <li>• The 2023 Landscape Sensitivity Assessment states that the site landscape is moderate to highly sensitive to residential development. Whilst the site is well screened on its southern, western and eastern boundaries, suitable buffering and planting will be required on the northern boundary to mitigate the impact that development would have on the wider landscape.</li> <li>• The site on its own would appear severed from built up area. However, it could be considered in combination with the adjoining land to the west (i.e. SHELAA Site 830/3030).</li> <li>• An additional transport assessment would be required to assess the impact the development would have on the wider road network and to establish a suitable access either from the adjacent SHELAA site.</li> </ul>
920/3030	Land at Great Easterfields, Chiddingly Road, Horam	<ul style="list-style-type: none"> <li>• The site is in a sustainable location for growth and its development would result</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>in limited landscape and ecological impacts.</p> <ul style="list-style-type: none"> <li>• The site is relatively visually contained from the wider landscape, and it is accordingly considered capable of hosting a smaller residential development scheme.</li> <li>• The site was refused full planning permission for 8 (net) dwellings under planning reference WD/2022/2705/F and the planning appeal was dismissed.</li> <li>• The site was refused due to the compact design of the scheme, but it is considered that a scheme with a smaller number of units would be supported in this location.</li> </ul>
960/3030	Clearview Farm, Chiddingly Road, Horam	<ul style="list-style-type: none"> <li>• The site is considered to be in a sustainable location in Horam.</li> <li>• The site's existing vehicular and pedestrian access is gained via a relatively narrow access track onto Chiddingly Road.</li> <li>• In its current form, it has not been proven to serve this level of residential development, although there may be potential to widen and improve this.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development. The site is well contained within the existing landscape and benefits from extensive landscape buffering on the majority of its boundaries, with ancient woodland to the west.</li> <li>• The site was refused full planning permission 51 (net) dwellings under planning reference WD/2022/1781/MAJ, in part due to surface water drainage scheme and impact on ancient woodland and the vehicular access constraint.</li> <li>• These issues may be resolved through a new scheme with a smaller quantum of development, subject to the vehicular access constraint.</li> </ul>
1054/3030	Oakhurst House/Studio, A267, Horam	<ul style="list-style-type: none"> <li>• The development of this site as a single entity for residential development would not be suitable, given its narrow form and the requirement to provide a new</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>vehicular access (the existing access is unmade and serves limited commercial and residential development), which would be difficult to achieve.</p> <ul style="list-style-type: none"> <li>• If a Local Plan proposes large scale development of this area with SHELAA Site 875/3030 with associated infrastructure (including access), services and facilities then the site may be suitable for development.</li> <li>• The site is well enclosed by existing vegetation, which should be retained and enhanced as part of any large-scale development, particularly the tree line on the site's western boundary with the A267.</li> </ul>
1057/3030	Phase 2, Horeham Flat Farm, Chiddingly Road, Horam	<ul style="list-style-type: none"> <li>• The site is predominantly enclosed by the existing tree and hedgerow lined boundaries and is contained to the rear of an existing residential property along the road frontage and Wealden Crematorium to the rear.</li> <li>• It is located within the proposed development boundary for Horam, and an existing footpath starts approximately 20m to the north of the access on the opposite side of the road which leads into the core of the village.</li> <li>• The site has reasonable pedestrian connectivity and accessibility to public transport links and services and facilities.</li> <li>• The existing vehicular access would be substandard for intensification and would require formalising and upgrading.</li> <li>• Due to narrow and elongated nature of the site, which projects away from the road, in isolation its development would likely appear incongruous with the predominantly linear, road frontage pattern of development along Chiddingly Road to the north of the site.</li> <li>• A comprehensive scheme to develop this site and the adjoining site to the north would likely be more appropriate to provide a cohesive development that responds positively to local distinctiveness.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>The site, along with the adjoining site to the north, are currently subject to a live planning application (ref. WD/2022/1899/MAJ) for the erection of 41 dwellings.</li> </ul>
1059/3030	Land adjacent Burlow Cottage, A267, Horam	<ul style="list-style-type: none"> <li>The development of this site as a single entity for residential/employment development would not be suitable, given its isolation and visual separation from the settlement of Horam and the services, public transport it provides.</li> <li>If the Local Plan proposes large scale development of this area (in combination with SHELAA Site 875/3030) with associated infrastructure, services and facilities then the site may be suitable for development.</li> <li>The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development.</li> <li>The site is well enclosed by existing hedgerows and trees belts, which would require retention and enhancement as part of any scheme, particularly along the southern boundary.</li> </ul>
1062/3030	Land adjoining Discovery Way and Village Hall, Horam	<ul style="list-style-type: none"> <li>The site is predominantly enclosed along its southern, eastern and northern boundaries by hedgerows and trees.</li> <li>The site is located within the proposed development boundary for Horam in a highly sustainable location and benefits from pedestrian connectivity and accessibility to public transport links and services and facilities.</li> <li>The site is viewed within the context of the existing residential development on the opposite side of the road and to the north of the site, together with the village hall to the south and employment units to the west.</li> <li>The site does not benefit from an existing vehicular access, which would need to be provided as part of any development.</li> <li>There is a large pond surrounded by mature trees in the north-western corner of the site, which would need to be</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<p>retained and protected as part of any development. The remaining parts of the site are overgrown.</p> <ul style="list-style-type: none"> <li>• Further investigation will also be required to establish whether the noise generated from the A267 to the east and employment units to the west requires mitigation as part of the schemes design.</li> </ul>
1171/3030	Land east of Horam Road, Horam	<ul style="list-style-type: none"> <li>• The site is bound by mature trees and hedgerows along its western and southern boundaries and is largely open along its eastern boundary and connects into the open countryside beyond.</li> <li>• The existing vehicular access is sub-standard for intensification and formalising and upgrading it may prove challenging due to the nature of the road at this location. The site is located in close proximity to public transport links and services and facilities within the village, but pedestrian connectivity is poor and due to the nature of the A267, future residents of the development would be overwhelmingly reliant on private motor vehicles.</li> <li>• Due to the narrow and elongated nature of the site, in isolation its development would likely appear incongruous with the less formal, scattered and sporadic development along the A267 at this point and harmful to the rural setting.</li> <li>• If the site was to come forward as part of a large-scale, comprehensive development with the land to the north and east (i.e. 875/3030) its development may be appropriate, if those issues were overcome.</li> </ul>
1172/3030	Land at Chestnuts Farm, Horebeech Lane, Horam	<ul style="list-style-type: none"> <li>• The site is predominantly agricultural fields, and development of the site on its own for residential development would not be suitable due to the limited possibilities for access onto Horebeech Lane, which would cause harm to the Ancient Woodland to the north of the site.</li> <li>• If large-scale development of this area in combination with adjacent land (i.e. 875/3030), including infrastructure and</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>access, then the site may be suitable for development.</p> <ul style="list-style-type: none"> <li>• Ancient woodland, priority habitat, TPO trees, and surface water flood risk are constraints on amount of development possible.</li> </ul>
1173/3030	Land at Burlow Cottage, A267, Horam	<ul style="list-style-type: none"> <li>• The development of this site as a single entity for residential development would not be suitable as the site does not have sufficient frontage onto the A267 to create a suitable vehicular/pedestrian access to the site.</li> <li>• If the site was part of larger scale development in combination with neighbouring land (i.e. 875/3030) with the required infrastructure, the site may be suitable for development.</li> <li>• The existing hedgerows and trees belts would require retention and enhancement.</li> <li>• Buffering of and protection of sensitive habitats (Coggers Shaw Ancient Woodland) and screening of development would be required for landscape mitigation.</li> </ul>
1203/3030	Land South of Horam, A267, Horam	<ul style="list-style-type: none"> <li>• The site is comprised of two separate parcels of agricultural land located to the southeast of Horam and to the east of the A267.</li> <li>• The development of this site as a single entity for residential development would not be suitable as the site does not have sufficient frontage onto a highway to create a suitable vehicular/pedestrian access to the site.</li> <li>• If a Local Plan proposes large scale development of this area (in combination with SHELAA Site 875/3030) with associated infrastructure, services and facilities then the site may be suitable for development.</li> <li>• The site is located within the Horam assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate sensitivity for residential development and highly</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>sensitive for commercial/industrial development.</p> <ul style="list-style-type: none"> <li>• The eastern part of the site, adjacent the Cuckoo Trail is formed of three agricultural fields and ancient woodland associated with Cogger's Shaw and Ten Acre Wood. Two ponds are located within the ancient woodland present within this part of the site.</li> <li>• This site is not suitable for extensive development given the ecological and landscape sensitivities associated with the site.</li> </ul>

**Parish:** Isfield

**Total Number of 'Live' SHELAA Sites:** 31

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
087/3040	Land west of Culpepper Close, Station Road, Isfield	The eastern portion of this site has planning permission (under reserved matters) for 10 (net) dwellings under planning reference WD/2020/2058/MRM. A small western portion of the site has achieved full planning permission for an additional 2 (net) dwellings under planning reference WD/2023/1594/F. The remaining western portion of the site is wholly covered by Flood Risk Zones 2 and 3, which precludes any further residential development on site.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
104/3040	Honey Pot Nursery, Lewes Road, Isfield	The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.
185/3040	Land at the Halfway House, A26, Isfield	
314/3040	Land north of Boathouse Farm, Station Road, Isfield	
355/3040	Boathouse Farm, Station Road, Isfield	
423/3040	Hop Field, Station Road, Isfield	
424/3040	The Pit, Buckham Hill, Isfield	
425/3040	Upper Limes, Buckham Hill, Isfield	

SHELAA Reference	Site Address	Conclusion
503/3040	Land adjacent to The Mill House, Buckham Hill, Isfield	
742/3040	Land at September Farm, Rose Hill, Isfield	
1105/3040	Brook Lodge Farm, Rose Hill, Isfield	
1118/3040	September Farm, Rose Hill, Isfield	
1119/3040	Brook Lodge, Rose Hill, Isfield	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
414/3040	Court Mead, Station Road, Isfield	The site is wholly covered by Flood Risk Zones 3a and 3b, which precludes any further residential development on site.

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
404/3040	Field adjoining 1 Old Mill Cottage, Station Road, Isfield	<ul style="list-style-type: none"> <li>The site is located at the western edge of Isfield, which is considered a 'sustainable settlement' for development.</li> <li>The development of this site would be required to take into consideration the areas of flood risk within the site associated with the River Uck to the southwest.</li> <li>The development of the site is considered to have a moderate to high landscape impact according to our evidence base.</li> <li>The site would be required to take into consideration the biodiversity enhancements, particularly due a BOA covering approximately half of the site.</li> <li>The site will be unable to achieve a suitable vehicular access to serve the quantum of development envisioned on the site. The access track to the site is a public right of way which cannot be</li> </ul>

SHELAA Reference	Site Address	Conclusion
		widened due to third party land ownership.
406/3040	Land to the rear of Netherbury, Station Road, Isfield	<ul style="list-style-type: none"> <li>• The site is located at the western edge of Isfield, which is considered a 'sustainable settlement' for development in the emerging Local Plan.</li> <li>• The development of the site would be required to take into consideration the areas of flood risk within the site associated with the River Uck to the southwest.</li> <li>• The development of the site would have a moderate impact on landscape sensitivity according to our evidence base.</li> <li>• The site would be required to take into consideration biodiversity enhancements, particularly due a BOA covering a quarter of the site.</li> <li>• The site is land locked and does not currently benefit from a vehicular access. It has not been demonstrated that the site could be provided with a vehicular access or come forward as part of a comprehensive development with neighbouring land.</li> </ul>
407/3040	Land rear of Homelea, Station Road, Isfield	<ul style="list-style-type: none"> <li>• The site is located at the western edge of Isfield, which is considered a 'sustainable settlement' for development.</li> <li>• The development of the site would be required to take into consideration the areas of flood risk within the site associated with the River Uck to the southwest.</li> <li>• The development of the site would have a moderate impact on landscape sensitivity according to our evidence base.</li> <li>• The site would be required to take into consideration biodiversity enhancements,</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>particularly due a BOA covering a quarter of the site.</p> <ul style="list-style-type: none"> <li>• The site is land locked and does not currently benefit from a vehicular access. It has not been demonstrated that the site could be provided with a vehicular access or come forward as part of a comprehensive development with neighbouring land.</li> </ul>
408/3040	Land rear of Robins Post, Station Road, Isfield	<ul style="list-style-type: none"> <li>• The site is located at the western edge of Isfield, which is considered a 'sustainable settlement' for development.</li> <li>• The development of the site would be required to take into consideration the areas of flood risk within the site associated with the River Uck to the southwest.</li> <li>• The development of the site would have a moderate impact on landscape sensitivity according to our evidence base.</li> <li>• The site would be required to take into consideration biodiversity enhancements, particularly due a BOA covering a quarter of the site.</li> <li>• The site is land locked and does not currently benefit from a vehicular access. It has not been demonstrated that the site could be provided with a vehicular access or come forward as part of a comprehensive development with neighbouring land.</li> </ul>
422/3040	Recreation, White Bridge Lane, Isfield	<ul style="list-style-type: none"> <li>• The site is located at the western edge of Isfield, which is considered a 'sustainable settlement' for development.</li> <li>• The development of this site would be required to consider provision of a vehicular access from Station Road, which may prove difficult in this location.</li> <li>• The site would also be required to take into consideration the impact of development on three Grade II Listed Buildings located near the site.</li> <li>• The development would be required to take into consideration the River Uck which lies to the west.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The development of the site would have a moderate to high landscape impact according to our evidence base.</li> <li>• The site would also be required to take into consideration biodiversity enhancements, particularly due a BOA being located in close proximity to the site.</li> <li>• The site is land locked and does not currently benefit from a vehicular access. It has not been demonstrated that the site could be provided with a vehicular access or come forward as part of a comprehensive development with neighbouring land.</li> </ul>
1123/3040	Rowebuck Stud, Station Road, Isfield	<ul style="list-style-type: none"> <li>• The site lies in close proximity to Isfield, which is considered a 'sustainable settlement' for development.</li> <li>• The development of the site would have an adverse impact on the setting of the village and would be significantly out of character with the surrounding area.</li> <li>• The development would be required to take into consideration the flood risk associated with the River Uck that forms the northern boundary of the site.</li> <li>• The development would also be required to take into consideration the ancient woodland located adjacent the northern boundary of the site.</li> <li>• It has not been demonstrated that the site could be provided with a suitable vehicular access to accommodate development or come forward as part of a comprehensive development with neighbouring land.</li> </ul>
1133/3040	Land at Boathouse Farm, Station Road, Isfield	<ul style="list-style-type: none"> <li>• The site is located at the western edge of Isfield, which is considered a 'sustainable settlement' for development, containing the services, amenities and public transport options required to support development.</li> <li>• The development of the site would be required to take into consideration the areas of flood risk within the site associated with the River Uck to the south.</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The development of the site would have a moderate impact on landscape sensitivity according to our evidence base.</li> <li>• The site would be required to take into consideration biodiversity enhancements, particularly due a BOA covering one third of the site.</li> <li>• The site is land locked and does not currently benefit from a vehicular access. It has not been demonstrated that the site could be provided with a vehicular access or come forward as part of a comprehensive development with neighbouring land.</li> </ul>
1138/3040	Top Barn, Station Road, Isfield	<ul style="list-style-type: none"> <li>• The site is located at the northeastern edge of Isfield, which is considered a 'sustainable settlement' for development.</li> <li>• The development of this site would need to consider the provision of an upgraded vehicular access, which would be provided from Station Road to the south.</li> <li>• Development would be required to consider the noise generated from industrial units to the north.</li> <li>• The recent refused planning applications on the site demonstrate that this site is not capable of providing 5 (net) dwellings on the site without having a significant impact upon local landscape that cannot be mitigated.</li> </ul>
1205/3040	Land at Beeches Place Farm, Beeches Farm Road, Uckfield	<ul style="list-style-type: none"> <li>• The site is located at the western edge of Uckfield, which is considered a 'sustainable settlement' for development.</li> <li>• The development of the site would be required to take into consideration the areas of flood risk within the site associated with the River Uck on the eastern boundary.</li> <li>• The development of the site would have a moderate impact on landscape sensitivity according to our evidence base.</li> <li>• The site would also need to take into consideration biodiversity enhancements, particularly due to the priority habitat</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>deciduous woodland located within the site.</p> <ul style="list-style-type: none"> <li>• The development is likely to have an impact upon the Grade II Listed Buildings located to the west of the site on Station Road.</li> <li>• Ancient woodland is located adjacent the sites northern boundary, and a suitable buffer would be required.</li> <li>• The development would require the creation of a suitable vehicular access onto Station Road,</li> <li>• The site cannot demonstrate that suitable pedestrian connectivity can be provided to Uckfield or Isfield from the site and there is minimal scope to improve this within Station Road.</li> </ul>

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’:

The following sites is considered a ‘reasonable alternative’ and has been taken forward to the SA:

SHELAA Reference	Site Address	Conclusion
057/3040	Land at Horsted Lane, Isfield	<ul style="list-style-type: none"> <li>• The site lies in close proximity to Isfield, which is considered a ‘sustainable settlement’ for development.</li> <li>• The site is severed from the existing settlement by the railway line along the site’s western boundary.</li> <li>• The development of this site would require the provision of a new vehicular access from Horsted Lane to the south.</li> <li>• The 2023 Landscape Sensitivity Assessment does consider the site to be of low to moderately sensitive to development, and therefore the impact is limited on the approach to Isfield.</li> </ul>
413/3040	Holly Gap Farm, Station Road, Isfield	<ul style="list-style-type: none"> <li>• The site is located at the eastern edge of Isfield, which is considered a ‘sustainable settlement’ for development.</li> <li>• The development of this site for housing would be required to consider the provision of an upgraded vehicular access from Station Road to west and</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>improvements to pedestrian footpaths along Station Road.</p> <ul style="list-style-type: none"> <li>• The site would be required to take into consideration the impact of development upon the Grade II Listed Building to the northwest.</li> <li>• The development of the eastern part of the site for housing would have a detrimental impact upon the wider landscape, particularly as this part of the site is elevated and provides far reaching views towards the High Weald National Landscape and South Downs National Park (SDNP).</li> <li>• The development of the western part of the site would have a lesser impact and be better related to the existing built form of the settlement.</li> <li>• The south western part of the site is well enclosed within the existing built form.</li> </ul>
420/3040	Elms Farm, Station Road, Isfield	<ul style="list-style-type: none"> <li>• The site is located at the northwestern edge of Isfield, which is considered a 'sustainable settlement' for development.</li> <li>• The development of this site for housing would be required to consider the provision of a vehicular access from Station Road, which may prove difficult in this location.</li> <li>• The site would also be required to take into consideration the impact of development on three Grade II Listed Buildings located near the site.</li> <li>• The development would be required to take into consideration the River Uck, which lies to the west.</li> <li>• The development of the site would have a moderate to high landscape impact according to our evidence base.</li> <li>• The site would also be required to take into consideration biodiversity enhancements, particularly due a BOA being located in close proximity to the site.</li> </ul>
426/3040	Rocks Cottages, Station Road, Isfield	<ul style="list-style-type: none"> <li>• The site is located at the northwestern edge of Isfield, which is considered a 'sustainable settlement' for development.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The development of this site would need to consider the provision of a vehicular access from Station Road, which may prove difficult in this location.</li> <li>• The site would also be required to take into consideration the impact of development upon a Grade I Listed Building and three Grade II Listed Buildings located near the site.</li> <li>• The development is required to take into consideration the flood risk within the northern parts of the site associated with the River Uck.</li> <li>• The development of the site would have a moderate to high landscape impact according to our evidence base.</li> <li>• The site would also be required to take into consideration biodiversity enhancements, particularly due a BOA extending into the northern parts of the site.</li> </ul>
648/3040	Land at Oaks Farm, Horsted Lane, Isfield	<ul style="list-style-type: none"> <li>• The site lies in close proximity to Isfield, which is considered a 'sustainable settlement' for development.</li> <li>• The site is severed from the existing settlement by the railway line and agricultural land located adjacent to the site's western boundary.</li> <li>• The development of this site would require the provision of a new vehicular access from Horsted Lane to the south.</li> <li>• The 2023 Landscape Sensitivity Assessment does consider the site to be of low to moderately sensitive to development.</li> </ul>
777/3040	Land adjacent to The Faulkners, Station Road, Isfield	<ul style="list-style-type: none"> <li>• The site is located at the northwestern edge of Isfield, which is considered a 'sustainable settlement' for development.</li> <li>• The development of this site would need to consider the provision of a vehicular access from Station Road, which may prove difficult in this location.</li> <li>• The site would also be required to take into consideration the impact of development upon three Grade II Listed Buildings located near the site.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The development would be required to take into consideration the flood risk within the northern parts of the site associated with the River Uck.</li> <li>• The development of the site would have a moderate landscape impact according to our evidence base.</li> <li>• The site would also be required to take into consideration biodiversity enhancements, particularly due to the location of a BOA to the north.</li> </ul>
1140/3040	Land at Boathouse Farm, Station Road, Isfield	<ul style="list-style-type: none"> <li>• The site is located at the western edge of Isfield, which is considered a 'sustainable settlement' for development.</li> <li>• The development of the site would be required to take into consideration the areas of flood risk within the site associated with the River Uck to the southwest.</li> <li>• The development of the site would have a moderate to high landscape impact according to our evidence base.</li> <li>• The site would also be required to take into consideration biodiversity enhancements, particularly due a BOA covering approximately half of the site.</li> <li>• The site requires further investigation to determine whether a suitable vehicular access can be achieved to the site via Culpepper Close.</li> </ul>
1143/3040	Land to rear of Sandpit Cottage, Station Road, Isfield	<ul style="list-style-type: none"> <li>• The site is located at the northeastern edge of Isfield, which is considered a 'sustainable settlement' for development.</li> <li>• The development of this site would be required to consider the provision of an upgraded vehicular access, which would be provided from Station Road to the south and would require the provision of a new pedestrian footpath along the existing access track to the site.</li> <li>• Development of the site would also be required to take into consideration the surface water flood risk within the site and the potential presence of contamination that would require remediation.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>The site would also be required to take into consideration the impact of development upon the Grade II Listed Building to the southwest.</li> </ul>

**Parish:** Laughton

**Total Number of 'Live' SHELAA Sites:** 10

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
171/3060	Land between Long Barn and 1 Home Farm Cottage, Lewes Road, Laughton	This site is too small for assessment. The site has therefore been excluded from further assessment.
1093/3060	Land at The Weald, Church Lane, Laughton	

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
170/3060	Land at Church Lane, Laughton	The site is isolated and remote from local services and facilities and functionally separated from the nearest settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.
442/3060	Land to the south of Laughton Lodge Hospital Site, Common Lane, Laughton	
498/3060	Land to the east of Common Lane, Laughton	
636/3060	Land at Duke House, Laughton Lodge, Lewes Road, Laughton	
840/3060	Stream Farm, Mill Lane, Laughton	
1189/1630	Land adjacent Shortgate Industrial Estate, The Broyle, Shortgate	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
810/3060	Site Address Chelwood, Pound Lane, Laughton	<ul style="list-style-type: none"> <li>The site is located in Laughton, which is considered an unsustainable settlement within the emerging Local Plan with limited services and facilities available, and the site is remote from regular public transport.</li> <li>The inclusion of the Grade II listed building Chelwood, within the SHELAA site means that it is likely that any new residential development would have a detrimental effect on its setting.</li> <li>A large proportion of the site is covered in Priority Habitat that includes Ancient Woodland.</li> </ul>
1095/3060	Land to the north of The Roebuck Inn, Lewes Road, Laughton	<ul style="list-style-type: none"> <li>The site is located in Laughton, which is considered an unsustainable settlement within the emerging Local Plan with limited services and facilities available, and the site is remote from regular public transport.</li> <li>A suitable vehicular access into the site may be difficult given the number and breadth of mature trees on the site's entrance at Shortgate Lane and may require third party land to resolve.</li> <li>The development of the site would be out of keeping with the rural character and appearance of the area.</li> </ul>

SHELAA sites taken forward to '**Sustainability Appraisal (SA)**':

No sites are considered 'reasonable alternatives' in Laughton Parish for the SA.

SHELAA Reference	Site Address	Conclusion
N/A		



**Parish:** Little Horsted

**Total Number of 'Live' SHELAA Sites:** 4

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
032/3070	Land north of East Sussex National Golf Course, A22, Little Horsted	The site is isolated and remote from local services and facilities and functionally separated from the nearest settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.
033/3070	Horsted Place, A26, Little Horsted	
034/3070	Land south east of A26/A22 roundabout, Little Horsted	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
N/A		

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’.

The following site is considered a ‘reasonable alternative’ and has been taken forward to the SA:

SHELAA Reference	Site Address	Conclusion
1061/1410	Land at Owlsbury Farm, Lewes Road, Uckfield	<ul style="list-style-type: none"><li>• This is a large site that incorporates land to the east of the River Uck and to the west of the A22 at Uckfield, which severs the site from the settlement.</li><li>• The land is largely undeveloped, with only sporadic agricultural buildings and residential homes aligned with Horsted Pond Lane that runs from southeast to northwest.</li><li>• The existing Horsted Green SANGs sits to the north-east of Horsted Pond Lane.</li><li>• The dismantled railway for the Lewes to Uckfield rail link also sits on the western boundary aligned with the River Uck.</li><li>• The site contains pockets of Ancient Woodland, a Grade II Listed Building (Owlsbury Farmhouse) to the north of site, flood risk along the River Uck (Flood Zones 2 and 3), as well to the eastern and northern boundaries along the A22.</li><li>• There is a significant pylon line in the south of the site (running southeast to northwest).</li><li>• A development of this scale would require the provision of additional appropriate infrastructure.</li><li>• At the time of writing, this would likely include a SANGs, primary school, community centre, playing pitches, open space, improvements to the Biodiversity Opportunity Area and other infrastructure to internalise local trips where possible and to create a sustainable community.</li><li>• Whilst the draft proposals from the site promoters show how these issues may be addressed in part, significant concerns remain regarding other matters, including highways capacity and wider sustainability issues such as connectivity over the A22 to Uckfield Town Centre.</li></ul>

**Parish:** Long Man

**Total Number of 'Live' SHELAA Sites:** 2

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
1073/1510	Land at Milton Gate Farm, Milton Gate, Polegate	The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.

**Stage 3:** SHELAA sites not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
N/A		

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’.

The following site is considered a ‘reasonable alternative’ and has been taken forward to the SA:

SHELAA Reference	Site Address	Conclusion
1029/1310	Natewood Farm, Polegate Road, Hailsham	<ul style="list-style-type: none"><li>• The site is in an isolated location, remote from public transport, services and amenities, and is visually and functionally separated from Hailsham, meaning that the site would be unsuitable for housing development.</li><li>• The land directly adjacent to the site’s southern boundary gained full planning permission for the demolition of existing farm buildings and the construction of a number of commercial and storage and distribution units under planning reference WD/2017/2261/MAJ, whilst to the west of the site exists a solar farm.</li><li>• The site may be suitable for employment uses given neighbouring land uses, subject to the achievement suitable access being established from the A22.</li><li>• The site is well enclosed by existing vegetation alongside the A22 meaning that development would have a limited impact on the wider landscape.</li><li>• Development of the site should ensure the protection of vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows to retain the enclosed character and historic field pattern of the site.</li></ul>

**Parish:** Maresfield

**Total Number of 'Live' SHELAA Sites:** 30

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
549/3120	Land adjacent to The Manor House, The Drive, Maresfield Park, Maresfield	The site is too small for assessment. The site has therefore been excluded from further assessment.
629/3120	Land to the rear of South Manor House, Maresfield Park, Maresfield	
669/3120	Land at Flitterbanks Farm, The Drive, Maresfield	

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
125/3120	Forest Cottage, The Drive, Maresfield Park, Maresfield	The majority of the site (with the exception of the existing dwelling) has a full planning consent for 4 (net) dwellings under planning reference WD/2022/2612/F.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
638/3180	Land at Bunters Field, Bell Lane, Nutley	The sites are isolated and remote from local services and facilities and functionally separated from the nearest settlement. Therefore, the development of these sites does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The sites are therefore considered unsuitable and has been excluded from further assessment.
1127/3120	Land at Doma, Burrells Lane, Maresfield	

**Stage 3:** SHELAA sites not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
022/1935	Land adjacent to Pippins, north of Duddleswell House, Duddleswell	The sites are wholly within the 400m SPA zone for the Ashdown Forest. The sites are promoted for residential development and are therefore considered unsuitable and has been excluded from further assessment.
607/3180	Land at Nutley Arms, London Road, Nutley	
650/3180	Land adjacent to Nether Lane, Nutley	
811/3180	Land at Nutlin Nursery, Crowborough Road, Nutley	
1009/1840	Old Barnsgate Cottage, Uckfield Road, Heron's Ghyll	

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
550/3120	Land at Millwood, Millwood Lane, Maresfield	<ul style="list-style-type: none"> <li>The site is in an isolated rural location, remote from local services and facilities, and potentially disconnected from any settlement.</li> <li>It is acknowledged that the northeastern corner of the site has achieved Technical Details planning consent for 1 dwelling, this is of small scale.</li> <li>Further development of the site would also be constrained by existing woodland (priority habitat) within the site, and ancient woodland bordering to the west.</li> <li>The road is also narrow and lacks suitable passing places.</li> <li>Housing development would be unsuitable in this location and out of keeping with the general rural character of the area.</li> </ul>
656/3120	Land at Flitterbanks Barn, A22, Maresfield	<ul style="list-style-type: none"> <li>The site is situated in a semi-rural location, remote from local services, facilities and public transport.</li> <li>Housing development would be unsuitable in this location and out of keeping with the general rural character of the area.</li> <li>There is an area of priority habitat immediately adjacent to the south-eastern boundary and the site is within a BOA.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The site as submitted cannot be provided with a suitable vehicular access to serve housing development. This is due to the restricted capacity of the local road network and the inability to upgrade the existing estate road.</li> <li>• The majority of the site was subject to an outline planning application for 4 (net) dwellings under planning reference WD/2023/1633/O, that includes an alternative access arrangement via an access driveway onto The Drive. This has recently been refused for the reasons set out above.</li> </ul>
713/3120	Land north of Batts Bridge Road, Maresfield	<ul style="list-style-type: none"> <li>• The 2023 Landscape Sensitivity Assessment has indicated that the site is of moderate sensitivity to residential development, because the site is in a relatively isolated location and visually separated from the village of Maresfield by the A22/A272.</li> <li>• Priority habitat deciduous woodland covers the southern half of the site and provides a wide buffer to the A272 that indicates higher sensitivity.</li> <li>• Housing development would be unsuitable in this location and would be out of keeping with the attractive rural character and appearance of the countryside.</li> </ul>
958/3120	Land at Nursery Lane, Maresfield	<ul style="list-style-type: none"> <li>• The site is constrained by a large proportion of it being priority habitat, ancient woodland (and buffer zone needed for this) or Flood Zones 2 and 3.</li> <li>• The only part of the site that does not fall within this is the most north westerly point.</li> <li>• Overall, the potential road access from Nursey Lane to the site is considered unsuitable for vehicular and pedestrian access.</li> <li>• The site would be isolated from the rest of Maresfield and would not relate well to the existing settlement pattern which is generally contained to the west of Nursery Lane.</li> </ul>

SHELAA Reference	Site Address	Conclusion
1001/3120	Land opposite Doma Farm Nursery, Burrells Lane, Maresfield	<ul style="list-style-type: none"> <li>• Maresfield is considered to be a sustainable settlement within the emerging Local Plan, with some services and amenities.</li> <li>• There has been recent small-scale development permitted around the main laid out Maresfield Park development to the south.</li> <li>• This is a relatively isolated rural site, remote from local services and facilities and visually and functionally separated from the village of Maresfield.</li> <li>• Access along a narrow country lane with no footpaths is also a concern, and the site is directly adjacent to a BOA.</li> <li>• Housing development would be unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the countryside.</li> </ul>
1176/3120	Land at Cob Down Farm, Cobdown Lane, Five Ash Down	<ul style="list-style-type: none"> <li>• The site is in an isolated location, remote from local services and facilities and is visually and functionally separated from the villages of Maresfield and Five Ash Down.</li> <li>• Ancient woodland bounds the site's northwestern boundary, presenting a constraint of development in that corner of the site, while to the east, priority habitat deciduous woodland might prevent development on the eastern boundary.</li> <li>• To the south of the site lies a cluster of three Grade II buildings, and any form of new development would adversely impact their setting.</li> <li>• The development of significant employment uses would also be obtrusive and out of character, given the scale and floorspace potentially proposed. It would be at odds with the limited development in the rural locality, and in the case of retail and residential especially.</li> <li>• The existing access from Cobdown Lane is limited and the lane is unlikely to take the traffic that would be generated by any of the uses proposed.</li> <li>• Any new vehicular access from the A26 to the west of Five Ash Down would require the significant removal of mature trees, some land cutting and the existing speed limit of 50mph in</li> </ul>



SHELAA Reference	Site Address	Conclusion
		this location would cause significant issues in terms of highway safety.
1210/3120	Land at Marshalls, The Drive, Maresfield	<ul style="list-style-type: none"> <li>• This is an isolated rural site, remote from public transport and from local services and facilities and is visually and functionally separated from the village of Maresfield.</li> <li>• Backland housing development would be unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the countryside and the sporadic nature of residential dwellings along The Drive.</li> <li>• The current vehicular access from The Drive is not suitable to serve further development, due to its narrow form with little scope for further improvement, due to the presence of significant vegetation and existing dwellings.</li> <li>• There is priority habitat within the site, an area in the northern part of the site and a small area protruding from the western boundary. There are areas of priority habitat on all sides surrounding the site including a large area to the west.</li> </ul>

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’.

The following site is considered a ‘reasonable alternative’ and has been taken forward to the SA:

SHELAA Reference	Site Address	Conclusion
160/3120	Land at Tenacres, Straight Half Mile, Maresfield	<ul style="list-style-type: none"> <li>• The site is located within the Low Weald Landscape and considered to have moderate landscape sensitivity according to our evidence base.</li> <li>• The site is well contained in the landscape, but visibility from the existing vehicular access is restricted due to the bend in the road.</li> <li>• There are some services nearby in the ‘sustainable settlement’ of Maresfield in the emerging Local Plan, but not in close proximity and limited public transport options currently.</li> <li>• It is recognised that the site would be relatively reliant on private car use.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• Subject to a safe vehicular access being established, a low-density development referencing the prevailing pattern and form of development in the immediate location could be suitable at this site.</li> <li>• The southwestern part of the site has a resolution to approve outline planning permission for 4 (net) dwellings under planning reference WD/2022/2603/O, with the remainder of land retained as woodland.</li> </ul>
212/3120	Land south of Maresfield, A22, Maresfield	<ul style="list-style-type: none"> <li>• The site is comprised of agricultural land to the south of the Maresfield, to the northwest of the A22 and south of the Maresfield recreation ground.</li> <li>• The site is situated in a semi-rural location, although it is not remote from the local services, facilities and public transport provided in Maresfield. Part of the site is situated within the Maresfield proposed development.</li> <li>• The area of the site immediately adjacent to the recreation ground is located within the Maresfield Conservation Area and is not considered suitable for residential development, due to the impact on designated historic assets and landscape harm in this location.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development.</li> <li>• There is ancient deciduous woodland in the southern corner of the site and therefore a suitable buffer will be needed in this area to mitigate the effects of residential development on the site.</li> <li>• The majority of the site is within the Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Areas.</li> <li>• The existing access to the site is poor consisting of a single track serving the recreation ground off the High Street.</li> <li>• A new vehicular access would need to be provided to the site and a transport assessment would be required, particularly as the potential quantum of development is likely to have a significant impact on the wider local highway network.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>Highways mitigation may be required, including significant offsite infrastructure should access be located from the A22 to the south.</li> </ul>
403/3120	Land north of Rolling Mill, Maresfield	<ul style="list-style-type: none"> <li>The site itself is almost entirely located within the Maresfield Conservation Area and acts as the setting for listed buildings located to the north of the site, including the Grade I listed church.</li> <li>Any development of the scale proposed would erode the openness of the site and the contribution it makes to this historic environment.</li> <li>The site has been granted planning permission for use as a public open space, a small parking area and allotments as part of a wider scheme.</li> </ul>
421/3120	Land south west of Park Farm, A22, Maresfield	<ul style="list-style-type: none"> <li>The A22 runs to the south and west of the site, a bowling club is located to the north and residential development to the northeast and to the southeast, where planning permission has been granted for 25 houses and work has commenced (WD/2015/2432/MEA).</li> <li>The site is therefore well contained within the wider landscape. and the 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity.</li> <li>A new vehicular access would need to be assessed from either Limestone Way or Bloomery Way, and an assessment would be needed to confirm whether this is viable without additional land being necessary. This could not be delivered via the A22 in this location.</li> </ul>
440/3120	Land at Mill House Farm, London Road, Maresfield	<ul style="list-style-type: none"> <li>The site consists of agricultural fields that adjoins SHELAA site 212/3120.</li> <li>The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to new development because the site has public rights of way along the entire north (northwest and east (northeast) boundaries, and as the site is detached from Maresfield itself, which increases sensitivity.</li> <li>The site is further separated by Shortridge Stream which runs through the centre, which according to the SFRA, results in a fifth of the site being within Flood Zone 3a.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The land to the south and east of Shortbridge Stream is not considered suitable for residential development due to flood risk concerns, its separation from the remainder of the site and its proximity to the A26.</li> <li>• It is considered that this site could deliver a housing scheme comprehensively with land adjacent to it (to the west) that includes SHELAA site reference 212/3120.</li> <li>• There is also an area of ancient woodland located adjacent to the south-west boundary of the site, which would reduce the developable area of the remainder of the site due to the requirement to incorporate an appropriate buffer.</li> <li>• Mitigation measure may potentially include setting the development back from the ancient woodland within and adjacent to the site, reduce the impact of the A22/A26 to the south and east and ensure the setting of the listed barn within the site and listed buildings in close proximity to the site are not adversely affected by any potential development.</li> </ul>
551/3120	Field between Straight Half Mile and Nursery Lane, Maresfield	<ul style="list-style-type: none"> <li>• The southern part of the site has been granted outline planning permission for 25 (net) dwellings under planning reference WD/2017/0694/MAO). More recently, the whole site had a resolution to grant planning permission for 21 (net) dwellings under planning reference WD/2022/3098/MAJ.</li> <li>• While there might have been previous concerns that the northern part of the land is more exposed within this landscape and that housing development might be detrimental to the landscape in this location, this has been addressed through the most recent planning application.</li> <li>• The site will benefit from the existing vehicular access from the Straight Half Mile that could be constructed as part of the proposals that are subject to the pending planning application.</li> <li>• The northern boundary of the site does contain some sporadic residential dwellings that would need to be considered as part of any scheme.</li> </ul>
720/3140	Land at Batts Bridge Field,	<ul style="list-style-type: none"> <li>• This is a relatively isolated rural site, remote from public transport and from local services</li> </ul>

SHELAA Reference	Site Address	Conclusion
	Batts Bridge Road, Maresfield	<p>and facilities and visually and functionally separated from the village of Maresfield.</p> <ul style="list-style-type: none"> <li>• Housing development would be unsuitable in this location and would appear out of keeping with the attractive rural character and appearance of the countryside.</li> <li>• Employment development may be suitable given the site's location on the A272 and its location adjacent to other employment uses, including the Ashdown Business Park to northeast.</li> <li>• A small part of the site is within Flood Zones 2 to 3.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately to highly sensitive to development as the sites have open visual character, with intermittent clear views in from both the A272 and A22 and PROWs.</li> <li>• A sewage works is located close to the southern boundary of the site and the impact of potential odours on the amenity of future uses would need to be assessed and mitigated if necessary.</li> <li>• Consideration would also need to be given to the protection of the living conditions of occupants of the Gypsy and Traveller site located close to the eastern boundary of the site.</li> <li>• An appropriate vehicular access from the A272, or from the adjoining Ashdown Business Park would be required.</li> <li>• Appropriate buffers would be required from the sewage works to the south of Calves Shaw, as well from residential occupiers to the north of site.</li> <li>• It is also understood that PFAS may be present on the site. Further work will need to be undertaken to assess any pollution risk and to identify whether potential mitigation is possible.</li> <li>• The site is subject to an ongoing outline planning application for the extension of the Ashdown Business Park under planning reference WD/2022/3319/MAO.</li> </ul>
918/3120	Land at Oakwood Park, Maresfield	<ul style="list-style-type: none"> <li>• This is a relatively isolated rural site, remote from public transport and from local services</li> </ul>

SHELAA Reference	Site Address	Conclusion
	Bypass, Maresfield	<p>and facilities and visually and functionally separated from the village of Maresfield.</p> <ul style="list-style-type: none"> <li>• Housing development would be unsustainable in this location.</li> <li>• Employment development may be suitable given the site's location on the A22 and its location adjacent to other employment uses, including the Ashdown Business Park to northwest.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately to highly sensitive to development.</li> <li>• The site would need to include suitable buffers to protect and enhance the ancient woodland located adjacent to the eastern and western boundaries of the site.</li> <li>• An appropriate vehicular access from the A22, or from adjoining SHELAA sites would be required, which is uncertain.</li> <li>• It is also understood that PFAS may be present on the site. Further work will need to be undertaken to assess any pollution risk and to identify whether potential mitigation is possible.</li> </ul>
980/3120	Land south of Ashdown Business Park	<ul style="list-style-type: none"> <li>• This is a relatively isolated rural site, remote from local services and facilities and visually and functionally separated from the village of Maresfield.</li> <li>• Housing development would be unsuitable in this location.</li> <li>• To the northwest of the site is the Ashdown Business Park that contains employment land, a hotel and coffee shop/drive thru.</li> <li>• Employment development may be suitable given the site's strategic location close to the key transport corridors of the A22 and A272 and its position adjacent to existing employment uses providing that a suitable vehicular access can be achieved via the existing business park, the A22 or the A272.</li> <li>• Any new access would need to be modelled and proximity to Batts Bridge roundabout considered in safety terms and what type of junction would be appropriate for the A22, given the growth proposed on the north side of the A22.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The expansion of the Ashdown Business Park would be subject to detailed transport modelling work coming forward and supporting the growth of the site and/or the provision of a new vehicular access from the A22/A272 to support new employment development in this location.</li> <li>• The site is split (west to east) by Calves Shaw (ancient woodland) and the sewage works that are located to the south and east of the existing business park.</li> <li>• A small part of the site is within Flood Risk Zones 2 to 3.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately to highly sensitive, because the south-western boundary of the site is in Flood Zone 3 (associated with Batts Bridge Stream) and there is ancient woodland located adjacent to the site (Park Wood and Calves Shaw), which would require appropriate buffers and would reduce the developable area.</li> <li>• A sewage works is located close to the boundary of the site and the impact of potential odours on the amenity of future uses would need to be assessed and mitigated if necessary.</li> <li>• Consideration would also need to be given to the protection of the living conditions of occupants of the Gypsy and Traveller site located close to the boundary of the site.</li> <li>• The site was previously used as an army camp and investigation / survey will be required to assess whether there is any unexploded ordnance.</li> <li>• It is also understood that PFAS may be present on the site. Further work will need to be undertaken to assess any pollution risk and to identify whether potential mitigation is possible.</li> <li>• The northern western part of the site is subject to an ongoing outline application for the extension of the Ashdown Business Park under planning reference WD/2022/3319/MAO.</li> </ul>

SHELAA Reference	Site Address	Conclusion
1000/3120	Land east of Top Drive, Maresfield Park, Maresfield	<ul style="list-style-type: none"> <li>• The site is located at the northern end of Maresfield Park, an area which consists of large built development, all residential.</li> <li>• Maresfield is a sustainable settlement with the emerging Local Plan.</li> <li>• The site does have limited connections to public transport with no train station located within an acceptable walking distance, although there are bus stops in the vicinity, within 500m – 650m of the site.</li> <li>• Recent small-scale development has been permitted to the west (3 large dwellings, fronting Top Drive), and there have been other pockets around the main laid out Maresfield Park development which have seen recent residential development permitted.</li> <li>• Subject to a safe vehicular access being established, including a suitable balance between the footpath and vehicles using the footpath to access the site being considered acceptable, a low-density development referencing the prevailing pattern and form of development in the immediate location may be suitable at this site.</li> <li>• There is concern regarding whether this prevailing pattern could be introduced on the site, given its siting within an undeveloped area of the locality, between existing residential development.</li> <li>• Development might appear incongruous given that the adjoining land is not developed.</li> <li>• Development of the site would also be required to take into consideration the priority habitat (deciduous woodland) located adjacent its eastern and western boundaries.</li> </ul>
1110/3120	Land adjacent to Maresfield Bypass, Maresfield	<ul style="list-style-type: none"> <li>• The site is relatively isolated, remote from local services and facilities, and visually and functionally separated from the village of Maresfield and would be unsuitable for housing development.</li> <li>• Access remains a significant constraint on delivering development across the entire site identified. There is currently no vehicular access to parts of the site, namely to the eastern section, which is separated from the remainder of the site by landscape and other features and associated constraints.</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• This part of the site contains significant ancient woodland (Furnacebank Wood, Grove Wood and Blackdown Wood), as well as significant areas of Flood Risk (Zones 2 and 3) and is more rural in character with small fields, pockets of woodland and ponds.</li> <li>• It is difficult to envisage the creation of a suitable vehicular access to the site given these constraints and the existing highway alignment affecting direct access to the A22 at this point.</li> <li>• A suitable vehicular access to the remainder of the site needs to be resolved, including consideration of how the central and northwestern section of the site are accessed, whether separately or through this site or those adjoining; taking account of landscape, flood zone, and other constraints.</li> <li>• This assessment would need to take account of the 2023 Landscape Sensitivity Assessment which states that the site is of moderate to high sensitivity to new development.</li> <li>• A sewage works is located close to the northwestern section of the site and the impact of potential odours on the amenity of future uses would need to be assessed and mitigated if necessary.</li> <li>• Consideration would also need to be given to the protection of the living conditions of occupants of the Gypsy and Traveller site located close to the northwest of the site.</li> <li>• The northwestern part of this site is subject to an outline application for the extension of the Ashdown Business Park under planning reference WD/2022/3319/MAO.</li> </ul>
1111/3120	Land at Mill House Farm, Maresfield Bypass, Maresfield	<ul style="list-style-type: none"> <li>• The site is located outside the proposed development boundary and given the major road network of the A22 and A26 surrounding the site and lack of safe pedestrian facilities, its development is likely to be significantly car dependent.</li> <li>• Whilst it is acknowledged that commercial development exists directly to the south of the site in terms of the petrol station (and amenities), any further expansion will lead to the area becoming a commercial 'destination' which is not suitable for this isolated location.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The site is currently formed of open, agricultural land that is surrounded (with the exception of the small-scale commercial facilities to the south and the major road network) by open and clear countryside, giving it an open and rural character, especially to the north and west.</li> <li>• The site provides good opportunities for wildlife corridors and stepping stones to the wider area, which would be lost if developed.</li> </ul>

**Parish:** Mayfield and Five Ashes

**Total Number of 'Live' SHELAA Sites:** 27

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
085/1980	Criers Farm, Farm Lane, Five Ashes	The sites are too small for assessment. The sites have therefore been excluded from further assessment.
511/3140	Land adjacent to South Street Car Park, South Street, Mayfield	
874/3140	Knowle, Newick Lane, Mayfield	
959/1210	Little Rose Mobile Home, Meres Lane, Cross In Hand	
1163/3140	The Orchard, West Street, Mayfield	

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
812/3140	Land west of Scotsford Hill, Mayfield	The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.
819/3140	Land south of East Street, Mayfield	
826/3140	Land at North Yard Industrial Estate, Pennybridge Lane, Mayfield	
894/3140	Railway Paddock, Tunbridge Wells Road, Mayfield	
898/1980	Land adjoining Oak Hill, A267, Five Ashes	
932/3140	Land at Field End, Argos Hill, Mayfield	
1181/1980	Land west of Horleigh Green Road, Five Ashes	

SHELAA Reference	Site Address	Conclusion
1194/3140	Land west of Brummels, Bassetts Lane, Mayfield	
1206/1630	Land at Gables Farmhouse, Tunbridge Wells Road, Argos Hill	

**Stage 3:** SHELAA sites not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
1191/1920	Land east of Meres Lane, Cross in Hand	The site is entirely covered by ancient woodland. The site is therefore considered wholly unsuitable and has been excluded from further assessment.

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
133/3140	Land at Wellbrook Hill, A267, Mayfield	<ul style="list-style-type: none"> <li>The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the attractive rural character and appearance of the landscape.</li> <li>The existing access would be inadequate to serve a residential scheme and it appears highly likely that the trees either side of the access would require significant works in order to provide necessary visibility. Trees on the northern boundary of the site are protected by a TPO.</li> <li>The large proportion of the western part of the site is within BOA, and the site is surrounded by priority habitat.</li> <li>The western portion of the site is covered by Flood Risk Zones 2 and 3 and is also included in the SFRA as Flood Zones 2 and 3a.</li> <li>Housing development would be unsustainable in this location and appear out of keeping with the attractive rural character and appearance of the high-quality landscape of this area.</li> </ul>

SHELAA Reference	Site Address	Conclusion
657/3140	Land at Fairmeadow Farm, Fir Toll Road, Mayfield	<ul style="list-style-type: none"> <li>• The A267 to the east serves as a significant functional and visual barrier to further development and the site is therefore remote from the services and facilities available in Mayfield.</li> <li>• The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the attractive and high-quality landscape which surrounds Mayfield.</li> <li>• Ancient woodland bounds the site's western boundary.</li> <li>• A dwelling, named Rotherdale Cottage is Grade II listed and lies in close proximity to the site's northern boundary, therefore housing development could have a detrimental impact on its setting.</li> </ul>
783/3140	Criss Cross, Wellbrook, Mayfield	<ul style="list-style-type: none"> <li>• It is considered that this site is unsuitable for development, given concerns regarding the relocation of Mayfield Cricket Club noted in the assessment of SHELAA site 965/3140.</li> <li>• The site is wholly within the High Weald National Landscape. Should this site come forward as part of a comprehensive development in the future, suitable buffering to the south of the site would be required where it is more exposed.</li> <li>• The remainder of the site is contained by a cricket pitch to the west and residential development to the east.</li> <li>• Additional transport assessments would be required to assess the suitability of any vehicular access to serve development in this location.</li> <li>• The site was refused full planning permission for 5 (net) dwellings under planning reference WD/2022/3248/F and is the subject of a planning appeal.</li> </ul>

SHELAA Reference	Site Address	Conclusion
827/3140	Land at Roselands Close, Roselands Avenue, Mayfield	<ul style="list-style-type: none"> <li>• The site is located at the end of a private cul de sac of linear residential properties along Roselands Avenue to the south-west of Mayfield, and is to the south of Mayfield Cricket Club.</li> <li>• Ancient woodland forms part of the south-west section of the site and also bounds the south-eastern corner of the site.</li> <li>• The site is wholly within the High Weald National Landscape and there are long ranging views to the south-west.</li> <li>• Sections of the eastern and southern fields are low lying and suitably buffered from the surrounding landscape.</li> <li>• The site is constrained significantly by its topography as the site slopes southwards towards the centre of the site before rising considerably towards the southern boundary.</li> <li>• As a single entity, this site is considered unsuitable for residential development.</li> </ul>
915/3140	Land rear of Wheelrights, Fletching Street, Mayfield	<ul style="list-style-type: none"> <li>• The site is located wholly within the High Weald National Landscape and the site is in an elevated position at the southern slope of the village, where there are long panoramic views across the wider landscape, albeit that in parts these views are filtered by trees and copses.</li> <li>• The existing built form in the village runs west - east along the ridge at and just below the High Street and Fletching Street. Development here would puncture that, allowing development to project southwards below the ridge from Mayfield at the significant cost of the High Weald National Landscape.</li> <li>• The Mayfield Conservation Area with its numerous listed buildings lies in close proximity to the site's northern boundary, therefore development could be detrimental to the historic setting of the Conservation Area.</li> <li>• The site as submitted cannot demonstrate a suitable vehicular access to the site and it is unlikely that this could be achieved.</li> </ul>

SHELAA Reference	Site Address	Conclusion
951/3140	Land south of Rothermead Road, Mayfield	<ul style="list-style-type: none"> <li>• The site is situated in an isolated location, divorced from Mayfield and is therefore remote from local services, facilities and public transport.</li> <li>• Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside.</li> <li>• The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the attractive and high-quality landscape which surrounds Mayfield.</li> <li>• A small portion of the site's western boundary is covered by Flood Risk Zone 2 and 3.</li> </ul>
965/1310	Land at and adjoining Mayfield Cricket Club, Wellbrook Ground, Mayfield	<ul style="list-style-type: none"> <li>• The site is comprised of Mayfield Cricket Club, a residential dwelling and garden, a small number of fields and ancient woodland located to the southwest of Mayfield and the A267.</li> <li>• The woodland to the southwest of the dwelling is ancient woodland and there is a section of ancient woodland adjacent to the site's southeastern boundary.</li> <li>• The site is located wholly within the High Weald National Landscape and there are long ranging views to the southwest although sections of the eastern and southern fields are low lying and suitably buffered from the surrounding landscape.</li> <li>• The site is constrained significantly by its topography as the site slopes southwards towards the centre of the site before rising considerably towards the southern boundary.</li> <li>• The site benefits from an existing vehicular access from the A267 to the north although a Transport Assessment is required to determine its suitability to serve the quantum of development envisioned on the site.</li> <li>• There are significant concerns regarding the appropriate relocation of Mayfield Cricket Club in the local area and as of yet, this issue has not been fully addressed or secured, meaning that the site is currently unavailable for development.</li> </ul>

SHELAA Reference	Site Address	Conclusion
1121/1980	Ashlea, Mayfield Road, Five Ashes	<ul style="list-style-type: none"> <li>• A suitable vehicular access cannot be provided without the demolition of an existing residential property, and this still may be inappropriate given the narrow nature of the potential access road.</li> <li>• The proposal would result in backland development that would be out of keeping with the character of Five Ashes, which is predominately linear development along the A267 and of a low density.</li> <li>• The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the attractive rural character and appearance of the landscape, particularly with views to the east of the site.</li> </ul>
1124/1980	Yew Tree Cottage, Mayfield Road, Five Ashes	<ul style="list-style-type: none"> <li>• The site slopes down westwards, meaning that far reaching views are offered over the wider landscape, all of which is within the High Weald National Landscape (including the site). Development in this location would have an unjustified impact on the attractive and high-quality landscape, which surrounds Five Ashes.</li> <li>• Housing development would generally be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside.</li> <li>• The Five Ashes Conservation Area lies in close proximity to the north of the site and contains a number of Grade II listed buildings, therefore housing development, particularly on the field could have a detrimental impact on this historic setting.</li> </ul>
1125/1980	Land at Kings Marsh House, Mayfield Road, Five Ashes	<ul style="list-style-type: none"> <li>• The site slopes down westwards, meaning that far reaching views are offered over the wider landscape, all of which is within the High Weald National Landscape (including the site).</li> <li>• Development of the site would have a detrimental impact upon a large number of mature trees which form the southeastern corner of the site which are designated as a priority habitat.</li> <li>• There is an area of Ancient Woodland adjoining the site's southwestern boundary.</li> <li>• Two Grade II listed buildings lie in close proximity to the site's western (Spring</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<p>Farmhouse) and southeastern boundaries (Nos. 1-2 Poundford) and development would have a detrimental impact on their setting.</p> <ul style="list-style-type: none"> <li>• The current vehicular access to the site is likely to be unsuitable for the quantum of residential development envisioned due to its close proximity to the junction of Mayfield Road (A267) and Frog Hole Lane that lies in the centre of the site's eastern boundary.</li> </ul>
1130/1980	Land east of Mayfield Road, Five Ashes	<ul style="list-style-type: none"> <li>• The site is located to the south of Five Ashes, remote from local services and facilities, and is visually and functionally separated from Five Ashes.</li> <li>• The pavements along the A267 do not extend this far south and it is unlikely that suitable pedestrian connectivity could be achieved to Five Ashes without third party land.</li> <li>• Any development would generally be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside.</li> <li>• The site is located wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Five Ashes.</li> </ul>

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’.

The following site is considered a ‘reasonable alternative’ and has been taken forward to the SA:

SHELAA Reference	Site Address	Conclusion
606/3140	Land at Erleigh, West Street, Mayfield	<ul style="list-style-type: none"><li>• The site lies wholly in the High Weald National Landscape and is in a highly elevated position at the southern slope of the village, where there are long panoramic views across the wider landscape.</li><li>• The existing built form in the village runs west - east along the ridge just below the High Street.</li><li>• Development here would puncture that, allowing development to project southwards below the ridge from Mayfield. Development may therefore have an unacceptable impact on the high-quality landscape of this area.</li><li>• A part of the site to the north lies within the Mayfield Conservation Area and development could have a detrimental impact on the setting of a number of listed buildings located near the site.</li><li>• Ancient woodland, priority habitat and a BOA covers the sites south-eastern corner and a large proportion of the south-western corner of the site is priority habitat.</li></ul>

**Parish:** Ninfield

**Total Number of 'Live' SHELAA Sites:** 18

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
589/3170	Land at Marlpits Lane, Ninfield	The sites are too small for assessment. The sites have therefore been excluded from further assessment.
831/3170	Land at Staplehurst Wood, Bexhill Road, Ninfield	

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
604/3170	Land off Manchester Road, Ninfield	The site has planning permission with reserved matters (WD/2019/1859/MRM) for 80 (net) dwellings. The site has therefore been excluded from further assessment.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
983/1630	Land at The Croft, Ninfield Road, Lundsford's Cross	The sites are disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of these sites does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The sites are therefore considered unsuitable and has been excluded from further assessment.
984/1630	Land adjacent to Mountfield Lodge, Hooe Road, Russell's Green	

**Stage 3:** SHELAA sites not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
012/1630	Messens Farm, Potmans Lane, Lunsford's Cross	<ul style="list-style-type: none"> <li>• The site is located within the Low Weald Landscape and considered to have moderate landscape sensitivity in our evidence base</li> <li>• Whilst there are limited practicality issues such as levels or a new vehicular access, the site is considered to be car dependent and has very limited access to amenities or services being in Lunsford's Cross. This is not considered to be a sustainable location.</li> <li>• The southern part of the site was subject to a resubmission of the planning application for 13 (net) dwellings that was refused under planning reference WD/2022/0649/MAJ and is now subject to a planning appeal.</li> <li>• The planning application was refused due to the site's unsustainable location and the lack of services and facilities available within Lunsford's Cross.</li> </ul>
073/3170	Land at Church Barn Farm, High Street, Ninfield	<ul style="list-style-type: none"> <li>• The site lies in open countryside on the southern side of Ninfield, to the west of Church Lane.</li> <li>• The site is in a highly sensitive location for landscape impacts. Although read against the existing urban edge of Church Piece (and Downsview behind), this land is open and exposed for some considerable distance to the south and southwest. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development.</li> <li>• There is no potential access road under the single ownership currently.</li> <li>• A buffer would be required for the ancient woodland to the west and to the east the impact on the grade I church setting also need to be managed.</li> <li>• The level changes within the site and its detachment away from other residential development would create an isolated and inappropriate area of built form within this area of open countryside.</li> </ul>

SHELAA Reference	Site Address	Conclusion
165/3170	Land to the rear of the Ninfield Road (access past Sunnyside Cottage), Ninfield	<ul style="list-style-type: none"> <li>• The site has Flood Zone 2 and 3 in the centre of the site and the ancient woodland and priority habitats that band across the centre of the site. These elements would be challenging to overcome in terms of creating a usable link between the northern and southern sections of the site, or alternative would require considerable mitigation measures.</li> <li>• The landscape sensitivity here is moderate to high in our evidence base and many challenges would arise in trying to bring forward the entire site. Practically, the south-east of the site is in closer proximity to the village and existing built form although this is noted as the more sensitive landscape area.</li> <li>• Any development here would also disrupt the prominent linear development that Ninfield currently has along the main road.</li> <li>• The current access is unlikely to be able to be upgraded. The logical position of the vehicular access to the B2204 would entail major and significant excavations to get into the site. If it is possible to access the site from this location, there would be significant erosion of the tree bank which would have damaging visual consequences.</li> <li>• It is not known whether this existing access can be upgraded to accommodate such residential development. There are no other known vehicular access points to the site.</li> </ul>
474/3170	Land adjoining Downs View, Ninfield	<ul style="list-style-type: none"> <li>• The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development.</li> <li>• The long and open views to the south and southeast will have high impacts to the change in the character of the site. The site is in a highly sensitive location for landscape impacts where mitigation is unlikely to be able to overcome this.</li> <li>• The sloped nature of the site, being on a valley side, means water run off to the ancient woodland needs to be considered as well as the potential need for a lot of cut and fill work.</li> <li>• A buffer would be required for the ancient woodland to the south.</li> <li>• Any development would have a detrimental impact upon the historic setting of St Mary the</li> </ul>

SHELAA Reference	Site Address	Conclusion
		Virgin Church to the south-east of the site, which is a Grade I listed building.
552/3170	Crouch Field, Bexhill Road, Ninfield	<ul style="list-style-type: none"> <li>The site is well located in relation to existing services and local facilities in Ninfield.</li> <li>The eastern part of the site has achieved outline planning permission for 65 (net) dwellings under reference WD/2021/2454/MAO.</li> <li>Additional development within the western part of the site without planning permission is considered as unsuitable. This part of the site significantly more visible in the wider landscape to the south and south-west and also on its north-western boundary towards Ninfield.</li> </ul>
601/3170	Land south west of Yew Tree Cottage, Moons Hill, Ninfield	<ul style="list-style-type: none"> <li>The site is functionally and visually separated from the existing residential area of Ninfield and would appear disjointed from the rest if the built form in this area.</li> <li>The site currently has no vehicular access, and the opportunity does not exist to create one due to the narrow nature of Moons Hill and the poor visibility it provides, as well as the loss of hedgerows/mature trees that characterise this rural road.</li> <li>The site cannot achieve suitable pedestrian access to Ninfield, and it would not be feasible to require the installation of a footpath to serve the site without third party land or the widening of the existing roadway.</li> <li>Whilst there appears to be some opening/access to the site from the new Manchester Road development, it is not clear if this could be a feasible option.</li> </ul>
739/3170	Land east of Moor Hall Drive, Ninfield	<ul style="list-style-type: none"> <li>The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development. Development in this location would spread development extensively down the southern side of the ridge below the High Street and be out of keeping with the rural character and appearance of the countryside.</li> <li>The vehicular access routes are unlikely to be suitable for upgrade.</li> <li>The linear nature of the built form in Ninfield would be disrupted by development in this area.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• A buffer would be required for the ancient woodland to the south.</li> <li>• The sloped nature of the site, being on a valley side, means water run off to the ancient woodland needs to be considered as well as the potential need for a lot of cut and fill work.</li> </ul>
986/3170	Land south of High Street, Ninfield	<ul style="list-style-type: none"> <li>• Whilst the land abuts the rear of houses to the High Street, the land is steeply sloping southwards and is exposed in the landscape beyond, which has long ranging views to the coast. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development.</li> <li>• The development of this site would mean spreading development extensively along the southern side of the ridge below the High Street and would be out of keeping with the rural character and appearance of the countryside in this location, as well as the linear character of development on the High Street.</li> <li>• Ancient woodland bounds the site's southern boundary at its centre point and a Grade I listed building (The Parish Church of St Mary) lies to the east of the site and development would a detrimental impact on its historic setting.</li> <li>• The northeastern portion of the site was refused full planning permission for 70 dwellings under planning reference WD/2020/1166/MAJ in part due to the impact on the landscape and village setting in this location.</li> </ul>
987/3170	Land at Russell Cottage, Lower Street, Ninfield	<ul style="list-style-type: none"> <li>• The 2023 Landscape Sensitivity Assessment states that the site is moderate to high sensitivity to new development.</li> <li>• Any development on its steeply undulating ground would require extensive cut and fill measures.</li> <li>• The site is open nature, particularly to the southwest means any development would be highly visible from some long reaching views. Overall, the landscape sensitivity is moderate to high, and it is unlikely this will be able to be mitigated.</li> <li>• Whilst outline planning permission has been granted for residential development opposite</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>the site (SHELAA Site 552/3170), the development is restricted to the frontage of Bexhill Road.</p> <ul style="list-style-type: none"> <li>• It is unlikely to naturally link to this development, and mature vegetation between the sites means there will be limited views.</li> <li>• The site as submitted does not benefit from pedestrian connectivity to the wider area and there is little scope to improve this on Lower Street to the east without third party land.</li> </ul>
1160/3170	Land south of Marlpits Lane, Ninfield	<ul style="list-style-type: none"> <li>• The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to development. The site has a strong relationship with the High Weald National Landscape directly adjacent to it.</li> <li>• The site slopes, falling from a ridge line and with some long views again increasing sensitivity although there is some visual connection with Ninfield and the new development in Manchester Road.</li> <li>• There are limited options for the creation of appropriate vehicular access with the existing field gate lying within 15m of the adjacent ancient woodland.</li> <li>• Marlpits Lane is a narrow single vehicle road with mature vegetation on both sides and is considered that it would not be a suitable access road for a development to use.</li> </ul>

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’.

The following site is considered a ‘reasonable alternative’ and has been taken forward to the SA:

SHELAA Reference	Site Address	Conclusion
098/3170	Land adjacent to Ninfield Reservoir, High Street, Ninfield	<ul style="list-style-type: none"> <li>• The site is within the proposed development boundary for Ninfield and considered a sustainable location.</li> <li>• The site has good links via public transport and existing footpaths into the village centre.</li> <li>• There is potential for access to the High Street through the development of site.</li> <li>• The site is largely surrounded by built form and a mature hedgerow along the</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<p>road frontage, which will reduce landscape impacts if developed.</p> <ul style="list-style-type: none"> <li>• The site is wholly within a larger Local Wildlife Site (LWS) although this part of the LWS is believed to be of relatively low ecological value owing to the existing reservoir to the north.</li> <li>• Should the site be developed, off-setting works are likely to be needed to compensate for the loss of part of the LWS and further ecological surveys would be required to clarify the specific site's ecological value.</li> </ul>
372/3170	Land at Ingrams Farm, Bexhill Road, Ninfield	<ul style="list-style-type: none"> <li>• This site comprises of several fields that were until recently used for grazing and is split into two components, the larger southern field that borders the A269 to the west and a smaller northern field that adjoins the B2204 to the north.</li> <li>• The vast majority of the southern field has been granted planning permission for 55 (net) dwellings under reference WD/2018/1732/MRM and construction works are underway.</li> <li>• The additional land to the southeast, nearest to Ingram's House, was also subject to a separate planning application for 9 (net) dwellings under reference WD/2019/2716/O and was approved.</li> <li>• The smaller northern field was refused planning permission for 40 (net) dwellings at under planning reference WD/2020/0246/MAO and the appeal was dismissed.</li> <li>• There are significant level changes on site, and this would require extensive cut and fill to level the site.</li> <li>• Due to the sites sloping nature, far reaching views are provided across the countryside to the east of Ninfield and residential development in this location would result in significant harm to the high-quality character of this landscape.</li> <li>• This vehicular access is not considered suitable as it would require the significant removal of several mature hedgerows and trees and would also result in</li> </ul>

SHELAA Reference	Site Address	Conclusion
		significant long-lasting harm to the rural character of the countryside approach into Ninfield from the east. This was reaffirmed through the appeal process and the Inspectors report.
972/3170	Land west of Bexhill Road, Ninfield	<ul style="list-style-type: none"> <li>• The site is considered to be in a good location for access to services in Ninfield.</li> <li>• The site sits directly north has outline planning permission (WD/2021/2454/MAO) for up to 65 dwellings which if built out will change the nature of this area and also some of the landscape impacts.</li> <li>• Owing to the site's topography, that falls away from north to south, it is highly visible in the wider landscape to the south and southwest specifically and is not well screened by existing vegetation on its boundaries.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development.</li> <li>• The site is within the 40mph zone, but it is close to the change in speed limit to 60mph for those travelling from the south into Ninfield. This may cause difficulties in terms of delivering a new vehicular access to the site.</li> </ul>

**Parish:** Pevensey

**Total Number of 'Live' SHELAA Sites:** 7

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
106/3200	Land at Wallsend Road, Pevensey	The site is almost entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3a by the Council's own SFRA. The site is therefore considered unsuitable and has been excluded from further assessment.
183/3210	Land north of Coast Road, Pevensey Bay	The site is almost entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3a by the Council's own SFRA. The site is therefore considered unsuitable and has been excluded from further assessment.

SHELAA Reference	Site Address	Conclusion
747/3210	Land at Castle View Caravan Site, Eastbourne Road, Pevensey Bay	The site is almost entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3a by the Council's own SFRA. The site is therefore considered unsuitable and has been excluded from further assessment.
774/3200	Land at Riverside, Bexhill Road, Pevensey	The site is almost entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3a by the Council's own SFRA. The site is therefore considered unsuitable and has been excluded from further assessment.
936/3200	Land to the north of High Street, Pevensey	The site is almost entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3a by the Council's own SFRA. The site is therefore considered unsuitable and has been excluded from further assessment.
1146/3210	Land at Wallsend Road, Pevensey	The site is almost entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3b by the Council's own SFRA. The site is therefore considered unsuitable and has been excluded from further assessment.

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
N/A		

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’:

The following site is considered a ‘reasonable alternative’ and has been taken forward to the SA.

<b>SHELAA Reference</b>	<b>Site Address</b>	<b>Conclusion</b>
1100/3200	The Old Mint House, High Street, Pevensey	<ul style="list-style-type: none"><li>• The site is located along Pevensey High Street, with Pevensey considered a sustainable settlement within the emerging ‘Settlement Hierarchy’.</li><li>• This is a brownfield site with the existing uses including a residential dwelling, parking area and a commercial building (former antiques shop) with associated outbuildings.</li><li>• Development of this site would need to consider potential impacts upon the setting of the Pevensey and Westham Conservation Area in particular; the existing Old Mint House commercial building on the site is a grade II listed building, the other grade II listed buildings within close proximity of the site along Pevensey High Street, as well as the grade I Parish Church of St Nicolas to the southeast and Pevensey Castle SAM is to the southwest.</li><li>• The development of the site would require improvements to the existing narrow site entrance, and an assessment of the visibility splays of the proposed access, given how sharply the High Street bends as it moves westwards.</li></ul>

**Parish:** Polegate

**Total Number of 'Live' SHELAA Sites:** 35

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
097/1510	Rear of 25 Pevensey Road, Polegate	The sites are excluded from further assessment as it is unable to delivery five or more net dwellings.
465/1510	Land at Brook Street, Polegate	
835/1510	Land at Polly Arch, Lynholm Road, Polegate	

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
193/1510	Land bounded by A27 and Levett Road, Polegate	The site has planning permission (WD/2021/1637/MAO) for 180 (net) dwellings. The site has therefore been excluded from further assessment.
457/1510	Little Shepham, Shepham Lane, Polegate	The site, alongside surrounding fields, has outline planning permission (WD/2016/3047/MAO) for 108 (net) dwellings. The site gained reserved matters consent under WD/2022/2975/MRM. The site has therefore been excluded from further assessment.
767/1510	Phase 1&2 Commercial Site, Ditton's Road, Polegate	The western land portion gained planning permission for light industrial/business uses (Use Class E) under planning permission WD/2018/0049/MFA, which has now been completed. The eastern portion of the site has now gained full planning permission for 17 (net) dwellings under planning reference WD/2020/1065/MAJ. The site has therefore been excluded from further assessment.
772/1510	Land south of Dittons Farmhouse, Dittons Road, Polegate	The site has planning permission (WD/2020/1065/MAJ) for 78 (net) dwellings. The site has therefore been excluded from further assessment.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
1071/1510	Priory Court Farm, Sayerland Lane, Polegate	The site is almost entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3b by the Council's own SFRA. The site is therefore considered unsuitable and has been excluded from further assessment.

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
271/1510	Land south of Aberdale Road, Polegate	<ul style="list-style-type: none"> <li>The site is located at the edge of the proposed settlement boundary for Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>The site comprises a former sewage treatment works and is therefore potentially highly contaminated and there are likely to be severe constraints for development on the site.</li> <li>The site as submitted cannot demonstrate a suitable vehicular or pedestrian access. The creation of a vehicular access is not possible without third party land and the likely demolition of an existing dwelling on Aberdale Road.</li> <li>The site is dominated by two pylons and large power lines which cross the site, which severely restrict the potential for development on the site.</li> <li>There are historic field patterns within the east of the site, public access in the north of the site on the Cuckoo Trail and long views to the South Downs National Park which increase landscape sensitivity.</li> </ul>

SHELAA Reference	Site Address	Conclusion
463/1510	Land at Station Road, Polegate	<ul style="list-style-type: none"> <li>• The site is located in the centre of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>• There is no existing vehicular access, and the development of the site would need to provide a suitable vehicular access.</li> <li>• The site is heavily wooded throughout and its verdant and sylvan nature positively contributes to the character and appearance of the area.</li> <li>• Due to the site's long and narrow form, sandwiched between established development to the east, south and west, it is likely to be too narrow to provide development.</li> </ul>
833/1310	Land South of Summerhill Lane, Hailsham	<ul style="list-style-type: none"> <li>• The site is located to the north of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>• The site is outside of the proposed development boundary and is severed from the rest of Polegate by the A22/A27.</li> <li>• The development of the site could have a detrimental impact upon the priority habitat/ancient woodland to the southeast.</li> <li>• Further consideration would be required for the noise generated from the A22 and the safeguarded waste and minerals site to the northeast.</li> <li>• The site is isolated and detached from any local facilities, amenities, and public transport as well as the urban areas of Hailsham and Polegate.</li> </ul>
872/1510	Bay Tree House and Garden, Bay Tree Lane, Polegate	<ul style="list-style-type: none"> <li>• The site is located to the north of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>• The site is outside of the proposed development boundary and is severed from the rest of Polegate by the A22/A27.</li> <li>• There are concerns that the site cannot achieve a suitable vehicular or pedestrian access to the site to support residential or employment development without the use</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<p>of third-party land to the north on the other side of Sayerland Lane.</p> <ul style="list-style-type: none"> <li>• The site could form part of the comprehensive redevelopment of the wider area, primarily SHELAA Site 896/1510.</li> <li>• It is unlikely that Bay Tree Lane would be significantly upgraded in this location to allow the site to come forward as part of a comprehensive development with land to the north.</li> <li>• The development of the site in isolation would create an isolated area of residential dwellings that are detached from the built form of Polegate and its associated services, amenities, and public transport options.</li> </ul>
1066/1510	Og's Wood, Hailsham Road, Polegate	<ul style="list-style-type: none"> <li>• The site is located to the west of Polegate, although the site is outside of a proposed development boundary and is severed from the rest of Polegate by the A22/A27.</li> <li>• The development of the land for residential or employment purposes is wholly unsuitable as it would involve the removal of priority habitat deciduous woodland that is highly sensitive to development.</li> <li>• The site could form part of the comprehensive redevelopment of the wider area, primarily SHELAA Site 1069/1510, as green infrastructure.</li> <li>• The site is considered highly sensitive within the Council's landscape evidence base, due to the potential impacts upon the setting of the South Downs National Park and the biodiversity, given the priority habitats within the site.</li> </ul>
1072/1510	Land north east of Mornings Mill Farm, Lynholm Road, Polegate	<ul style="list-style-type: none"> <li>• The site comprises a number of fields in agricultural use on the outer periphery of Polegate, to the north east of Mornings Mill Farm and to the south of Lynholm Road and Bramley Road.</li> <li>• The site is almost wholly covered by Flood Zones 2 and 3, which would preclude most forms of development on this site.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>The site has been put forward for a green infrastructure use only and is partly located within a Biodiversity Opportunity Area at both the eastern and western portions of the site. Priority habitat Coastal Floodplain and Grazing Marsh is also located within the site.</li> <li>Given its location near to existing residential development at both Willingdon and Polegate, its partial designation as a Biodiversity Opportunity Area and being publicly accessible in part, it is considered in principle to be suitable for green infrastructure.</li> <li>Green infrastructure sites are not currently being considered for allocation in the emerging Local Plan and this site does not therefore proceed within the SA process.</li> </ul>
1209/1510	Land at Nightingale Place, Hailsham Road, Polegate	<ul style="list-style-type: none"> <li>The site is located to the north of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>The site is outside of the proposed development boundary and is severed from the rest of Polegate by the A22/A27.</li> <li>The development of this site could have a detrimental impact upon the priority habitat/ancient woodland to the southeast.</li> <li>Further consideration would be required for the noise generated from the A22.</li> <li>The site is isolated and detached from any local facilities, amenities, and public transport, as well as the urban areas of Hailsham and Polegate.</li> </ul>

SHELAA sites taken forward to '**Sustainability Appraisal (SA)**':

The following sites are considered 'reasonable alternatives' and have been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
048/1410	Paddock to front of Ditton Park Industrial Estate,	<ul style="list-style-type: none"> <li>The site is located in close proximity to the built form of Polegate and benefits</li> </ul>

SHELAA Reference	Site Address	Conclusion
	Dittons Road, Polegate	<p>from its close proximity to local services, amenities and public transport.</p> <ul style="list-style-type: none"> <li>• The site sits adjacent to the Chaucer Industrial Estate to the west but has its own vehicular access that serves the newly formed residential development of 78 homes approved under planning reference (WD/2019/0442/MRM).</li> <li>• Development of the site would have minimal visual impact on the wider landscape.</li> <li>• Development would require the repositioning of the previously approved road and the vehicular access being acceptable from Dittons Road for further development.</li> <li>• New residential development would require the provision of additional landscaping on the eastern boundary to provide separation from the A22.</li> </ul>
120/1510	Hindsland Fields (east), Eastbourne Road, Polegate	<ul style="list-style-type: none"> <li>• This site is well located in the southern fringe of Polegate and is in close proximity to existing services, facilities and public transport links.</li> <li>• The site does not benefit from an existing vehicular or pedestrian access.</li> <li>• The delivery of the site would be dependent upon securing vehicular and pedestrian access via third party land. Other potential housing sites in the immediate vicinity have been identified as suitable in SHELAA or have planning permission (see references 180/1510 and 236/3370) and this land could be considered comprehensively with those other sites.</li> <li>• Development of the site should seek to retain and enhance the existing mature trees on the western boundary, which are covered by a TPO in order to maintain the site's visual enclosure within the landscape.</li> <li>• Development of this site would involve the loss of a playing field, although the site is not currently used as such and has not been used for many years and is overgrown.</li> </ul>

SHELAA Reference	Site Address	Conclusion
204/1510	Cophall Farm, Baytree Lane, Polegate	<ul style="list-style-type: none"> <li>• The site is located to the west of Polegate, with the site outside of the proposed development boundary. The site is severed from the rest of Polegate by the A22/A27.</li> <li>• The development of the site would create an isolated area of residential dwellings that are detached from the built form of Polegate, as the site lacks connectivity to the settlement, other than by the private motor vehicle.</li> <li>• The site could form part of the comprehensive redevelopment of the wider area, primarily SHELAA Site 1069/1510.</li> <li>• The site is considered moderately to highly sensitive to development within the Council's landscape evidence base, due to the potential impacts upon the setting of the South Downs National Park.</li> <li>• The development of the site would require the mitigation of surface water flood risk within the site.</li> </ul>
241/1510	Land at Shepham Lane, Polegate	<ul style="list-style-type: none"> <li>• The site is located at the northern edge of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>• Residential development at the site would need to incorporate significant bunding/landscaping along the site's boundary with the A27 (Pevensey Bypass), to mitigate road noise.</li> <li>• A vehicular access could be created through the adjoining land to the east of the site, where outline planning permission for 108 dwellings under planning application reference WD/2016/3047/MAO has been approved.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive to development. The site is integrated into the existing settlement and development would have limited visual impact on the wider landscape.</li> <li>• The site is subject to a live outline planning application for 240 (net)</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>dwelling under planning reference WD/2023/0066/MAO.</p>
255/1510	Land at and adjoining Honey Farm, Eastbourne Road, Polegate	<ul style="list-style-type: none"> <li>• The site is located to the west of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>• Residential development in this location would create an isolated area of residential dwellings that are detached from the built form of Polegate.</li> <li>• The site could form part of the comprehensive redevelopment of the wider area, primarily SHELAA Site 1069/1510.</li> <li>• The site is considered moderately to highly sensitive to development within the Council's landscape evidence base, due to the potential impacts upon the setting of the South Downs National Park, the heritage assets to the west of the site and biodiversity given the priority habitats and BOA within the site.</li> <li>• The development of the site would require avoidance of the area of the site located within Flood Zone 3.</li> <li>• The watercourse within the site and the noise generated from the A27 and trainline would also require mitigation.</li> </ul>
257/1510	Land adjacent to Cophall Farm, Eastbourne Road, Polegate	<ul style="list-style-type: none"> <li>• The site is located to the west of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>• Residential development in this location would create an isolated area of residential dwellings that are detached from the built form of Polegate.</li> <li>• The site could form part of the comprehensive redevelopment of the wider area, primarily SHELAA Site 1069/1510.</li> <li>• The site is considered moderately to highly sensitive to development within the Council's landscape evidence base, due to the potential impacts upon the setting of the South Downs National Park, historic park and garden to the southwest</li> </ul>

SHELAA Reference	Site Address	Conclusion
		of the site and biodiversity, given the priority habitats and BOA within the site.
261/1510	Hindsland Fields (west), Eastbourne Road, Polegate	<ul style="list-style-type: none"> <li>• This site is well located at the southern fringe of Polegate and is in close proximity to existing services, facilities and public transport links.</li> <li>• The site does not benefit from an existing vehicular or pedestrian access.</li> <li>• The delivery of the site would be dependent upon securing vehicular and pedestrian access via third party land. Other potential housing sites in the immediate vicinity have been identified as suitable in SHELAA or have planning permission (see references 180/1510 and 236/3370) and this land could be considered comprehensively with those other sites.</li> <li>• Development of the site should seek to retain and enhance the existing mature trees on the western boundary, which are covered by a TPO, in order to maintain the site's visual enclosure within the landscape.</li> <li>• Development of this site would involve the loss of a playing field although the site is not currently used for this purpose and has not been used for many years (it is overgrown).</li> </ul>
518/1510	Former Waterhouse Coaches site, Dittons Road, Polegate	<ul style="list-style-type: none"> <li>• The site is located in the centre of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>• This is a brownfield site, comprising of a former depot and dilapidated warehouse building.</li> <li>• The site is adjacent to the Chaucer Industrial Estate to the east but has its own vehicular access, although development of the site would require improvements to this existing access.</li> <li>• Any development would need to take into consideration the residential amenity of surrounding dwellings, particularly along the existing access road.</li> </ul>

SHELAA Reference	Site Address	Conclusion
622/1510	Land at Royal Mail Delivery Office, 74 High Street	<ul style="list-style-type: none"> <li>The site is located in the centre of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>This is a brownfield site, comprising of a Royal Mail depot.</li> <li>The site has good pedestrian connectivity and access to public transport links, services, and facilities in Polegate.</li> </ul>
711/1510	Land at Bramley Farm, Bay Tree Lane, Polegate	<ul style="list-style-type: none"> <li>The site is located to the north of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>The site is outside of the proposed development boundary and is severed from the rest of Polegate by the A22/A27.</li> <li>There are concerns that the site cannot achieve a suitable vehicular or pedestrian access to the site to support residential or employment development without the use of third-party land to the north.</li> <li>The site could form part of the comprehensive redevelopment of the wider area, primarily SHELAA Site 896/1510.</li> <li>The noise generated from the A22 to the west and the surface water flood risk within the site would require mitigation.</li> <li>Development would be required to consider impacts upon biodiversity, given the significant trees and hedgerows located along site boundaries and within the fields of the site.</li> </ul>
719/1510	Land at Little Bramley Farm, Bay Tree Lane, Polegate	<ul style="list-style-type: none"> <li>The site is located to the north of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>The site is outside of the proposed development boundary for Polegate and is severed from the rest of Polegate by the A22/A27.</li> <li>There are concerns that the site cannot achieve a suitable vehicular or pedestrian access to the site to support residential or employment development without the use of third-party land to the north.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The site could form part of the comprehensive redevelopment of the wider area, primarily SHELAA Site 896/1510.</li> <li>• Development would be required to protect the tree belts and hedgerows along the boundaries to reinforce existing field boundaries and surface water flood risk would also require mitigation.</li> </ul>
856/1510	Byeways, Sayerland Lane, Polegate	<ul style="list-style-type: none"> <li>• The site is located to the north of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>• The site is located outside of a proposed development boundary for Polegate and is severed from the rest of Polegate by the A22/A27.</li> <li>• There are concerns that the site cannot achieve a suitable vehicular or pedestrian access to the site to support residential or employment development without the use of third-party land to the north.</li> <li>• The site could form part of the comprehensive redevelopment of the wider area, primarily SHELAA Site 896/1510.</li> <li>• Development would be required to protect the tree belts and hedgerows along the boundaries to reinforce existing field boundaries and surface water flood risk would also require mitigation.</li> </ul>
871/1510	Land South East of Sayerland Lane, Polegate	<ul style="list-style-type: none"> <li>• The site is located to the north of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>• The site is located outside of the proposed development boundary for Polegate and is severed from the rest of Polegate by the A22/A27.</li> <li>• There are concerns that the site cannot achieve a suitable vehicular or pedestrian access to the site to support residential or employment development without the use of third-party land to the north on the other side of Sayerland Lane.</li> <li>• The site could form part of the comprehensive redevelopment of the</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<p>wider area, primarily SHELAA Site 896/1510.</p> <ul style="list-style-type: none"> <li>• Development would be required to protect the tree belts and hedgerows along the boundaries to reinforce existing field boundaries and protect biodiversity, given the neighbouring BOA to the east.</li> <li>• Development of the site would need to consider the noise generated from the A27 to the south.</li> </ul>
896/1510	Land at North Polegate	<ul style="list-style-type: none"> <li>• The site is located to the north of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>• The site is located outside of the proposed development boundary for Polegate and is severed from the rest of Polegate by the A22/A27.</li> <li>• The site is considered moderately to highly sensitive within the Council's landscape evidence base, due to the potential impacts upon the setting of the South Downs National Park, ancient woodland at Nightingale Farm Shaw, intact historic field patterns, strong hedgerow network including mature hedgerow trees, access through the site on public rights of way and views into the site from the Cuckoo Trail.</li> <li>• Development would need to take into consideration neighbouring heritage assets and to also locate development outside of areas of flood risk within the site.</li> <li>• The development would also have a significant impact upon biodiversity due to the priority habitats located within the site and adjacent its boundaries, in addition to the two neighbouring BOAs to the east of the site.</li> </ul>

SHELAA Reference	Site Address	Conclusion
939/1510	Land at rear of Nightingales Villas, Hailsham Road, Polegate	<ul style="list-style-type: none"> <li>• The site is located to the north of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>• The site is located outside of the proposed development boundary and is severed from the rest of Polegate by the A22/A27.</li> <li>• There are concerns that the site cannot achieve a suitable vehicular or pedestrian access to the site to support residential or employment development.</li> <li>• Development of the site would create an isolated area of residential dwellings that are detached from the built form of either Polegate or Hailsham and their associated services, amenities, and public transport options.</li> <li>• The site could form part of the comprehensive redevelopment of the wider area, primarily SHELAA Site 896/1510.</li> <li>• The development of the site could have a detrimental impact upon the priority habitat/ancient woodland to the southeast and northeast.</li> <li>• Development would be required to protect the tree belts and hedgerows along the boundaries to reinforce existing field boundaries and surface water flood risk would require mitigation.</li> </ul>
967/1510	Polegate Station Car Park (Site 2), High Street, Polegate	<ul style="list-style-type: none"> <li>• The site is located in the centre of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>• This is a brownfield site, comprising of a privately owned car park.</li> <li>• The site is located in close proximity to the larger settlement of Eastbourne, with excellent public transport options to this settlement.</li> <li>• Development of the site would be required to demonstrate that the existing car park on site can be re-provided as part of the scheme or the loss of the car park is appropriate following a parking survey in this location, in order to support</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>the vitality of Polegate High Street to the west.</p> <ul style="list-style-type: none"> <li>• Development would be required to take into consideration the noise generated from the railway line to the south and the residential amenity of neighbouring dwellings as part of any scheme.</li> </ul>
1065/1510	Land north of Lewes Road, Polegate	<ul style="list-style-type: none"> <li>• The site is located to the west of Polegate but is outside of the proposed development boundary and is severed from the rest of Polegate by the A22/A27.</li> <li>• The development of the site would create an isolated area of residential dwellings that are detached from the built form of Polegate as the site lacks connectivity to other forms of transport other than the private car.</li> <li>• The site could form part of the comprehensive redevelopment of the wider area, primarily SHELAA Site 1069/1510.</li> <li>• The site is considered moderately to highly sensitive to development within the Council's landscape evidence base, due to the potential impacts upon the setting of the South Downs National Park and biodiversity given the priority habitats and BOA within the site.</li> <li>• The development of the site would require avoidance of the areas of the site within Flood Zone 3.</li> <li>• The watercourse within the site and the noise generated from the A27 and trainline would also require consideration.</li> </ul>
1068/1510	Polegate Station Car Park (Site 1) High Street, Polegate	<ul style="list-style-type: none"> <li>• The site is located in the centre of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>• This is a brownfield site, comprising of two distinct parcels of land; a car park located on the eastern part of the site, and an existing three storey building to the west, accommodating retail stores at ground level and flats above.</li> <li>• The site has good pedestrian connectivity and access to public transport links, services, and facilities within Polegate.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The site is located in close proximity to the larger settlement of Eastbourne, with excellent public transport options to this settlement.</li> <li>• It is difficult to envision how further development can be accommodated on the western half of the site without increasing the height of the existing building. An increase in the height of the building to facilitate extra residential units may dominate both the skyline, main street scene and immediate locality.</li> <li>• This western part of the site accommodates a number of retail and service units which fall within the town centre boundary of Polegate and must be retained.</li> <li>• Development of the eastern part site would be required to demonstrate that the existing car park on site can be re-provided as part of the scheme or the loss of the car park is appropriate following a parking survey in this location, in order to support the vitality of Polegate High Street to the west.</li> <li>• Development would be required to take into consideration the noise generated from the railway line to the south and the residential amenity of neighbouring dwellings as part of any scheme.</li> </ul>
1069/1510	Polegate West	<ul style="list-style-type: none"> <li>• The site is located to the west of Polegate, although the site is outside of a proposed development boundary and is severed from the rest of Polegate by the A22/A27.</li> <li>• The development of the site would create an isolated area of residential dwellings that are detached from the built form of Polegate as the site lacks connectivity to forms of transport other than the private car.</li> <li>• Should comprehensive development be brought forward in the area, development would be required to consider the detrimental impact on the landscape as the site is considered to be moderately to highly sensitive to development within the</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>Council's landscape evidence base, due to the potential impacts upon the setting of the South Downs National Park and biodiversity given the priority habitats and BOA within the site.</p> <ul style="list-style-type: none"> <li>• The development of the site would require avoidance/mitigation in the areas of the site within Flood Zones 2 and 3, and surface water flood risk within the site.</li> <li>• The noise generated from the A22, A27 and railway line would also require mitigation.</li> <li>• There are significant concerns regarding the sites ability to provide suitable pedestrian or vehicular connectivity to Polegate, which would require further investigation.</li> </ul>
1169/1510	Land at Honey Farm, A27, Polegate	<ul style="list-style-type: none"> <li>• The site is located to the west of Polegate, which is considered a sustainable settlement within the emerging 'Settlement Hierarchy'.</li> <li>• Residential development would create an isolated area of residential dwellings that are detached from the built form of Polegate.</li> <li>• The site could form part of the comprehensive redevelopment of the wider area, primarily SHELAA Site 1069/1510.</li> <li>• The site is considered to be moderately to highly sensitive to development within the Council's landscape evidence base, due to the potential impacts upon the setting of the South Downs National Park, the heritage assets to the west of the site and biodiversity given the priority habitats and BOA within the site.</li> <li>• The development of the site would require avoidance of the area of the site located within Flood Zone 3.</li> <li>• The watercourse within the site and the noise generated from the A27 and trainline would also require mitigation.</li> </ul>

**Parish:** Rotherfield

**Total Number of 'Live' SHELAA Sites:** 26

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
637/3290	Seymours Yard, Catts Hill, Town Row, Rotherfield	The site is too small for assessment. The site has therefore been excluded from further assessment.

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
441/1960	Warren Farm Yard, Warren Farm Drive, Eridge	The site has achieved full planning permission for 6 (net) dwellings under planning reference WD/2021/0384/F.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
077/1630	Laurel Tree Farm, Boars Head	The sites are disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this sites does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The sites are therefore considered unsuitable and has been excluded from further assessment.
238/1630	Briar House Farm, Dewlands Hill, Rotherfield	
309/1630	Land to east of Laurel Tree Farm, Eridge Road, Boars Head	
481/1960	Hamsell Wood Farm and surrounding area, The Forstal, Eridge Green	
482/1960	Land adjacent to Forge Cottage, The Forstal, Eridge Green	
961/1960	Land off A26, (Lot C), Eridge	
1019/1630	Buildings at Saxonbury Farm, Tunbridge Wells Road, Mark Cross	
1175/3250	Land at Lone Oak, Yewtree Lane, Rotherfield	
1182/3250	Land at Oaklands Farm, High Cross, Rotherfield	
1197/3250	Land north of Peeps Lane, Rotherfield	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
005/1110	Land off Brook Close, Jarvis Brook, Crowborough	<ul style="list-style-type: none"> <li>The site is in a semi-rural location, remote from local services and facilities, and disconnected from the urban boundary of Crowborough.</li> <li>The development of the site would be required to take into consideration the High Weald National Landscape that lies to the east and south of the site beyond Treblers Road and Clackhams Lane.</li> <li>Development would also have a detrimental impact upon the Grade II* Historic Park and Garden and the Grade II Listed Building, that lie to the east of the site.</li> <li>Given the presence of priority habitat to the east and the group TPO to the southwest, consideration of the ecological impacts of development would be required.</li> <li>Development of the site would require the provision of a new or upgraded vehicular access to the site.</li> <li>The site cannot be provided with a suitable pedestrian access due to the insufficient width of Treblers Road or Clackhams Lane, which cannot be widened to provide footpaths due to third party land ownership.</li> </ul>
035/3290	Land adjacent to Bellsmead, Station Road, Town Row	<ul style="list-style-type: none"> <li>The site lies within Town Row, which has been found to be an unsustainable settlement within the Council's Sustainable Settlement Strategy (SSS) in the emerging Local Plan.</li> <li>Development of the site would require the removal of an existing dwelling to provide</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>a suitable vehicular access, and this may be possible.</p> <ul style="list-style-type: none"> <li>• The development of the site would be required to take into consideration the site's location within the High Weald National Landscape and the potential impact upon this high-quality landscape.</li> <li>• Given the presence of a BOA to the southeast of the site and the presence of priority habitats within the northern and eastern parts of the site, consideration of the ecological impacts of development would be required.</li> <li>• Development would be required to take into consideration Flood Risk Zones 2 and 3, which precludes residential development on eastern part of the site and the presence of surface water flood risk that would also require mitigation.</li> </ul>
300/1110	Oaks Field, Tubwell Lane, Crowborough	<ul style="list-style-type: none"> <li>• The site is in a semi-rural location to the southeast of Crowborough, adjacent to the proposed settlement boundary and is therefore in close proximity to the main services, facilities and public transport options available within the settlement.</li> <li>• Given the presence of priority habitat adjacent to the northern boundary, consideration of the ecological impacts of development would be required.</li> <li>• The development of the site must take into consideration the sites location within the High Weald National Landscape and potential detrimental impact upon this high-quality landscape.</li> <li>• The site cannot be provided with a suitable vehicular access to the site from Tubwell Lane, which cannot be widened due to third party land ownership issues.</li> <li>• It has not been demonstrated by the applicant that a suitable vehicular access can be achieved to the site in combination with neighbouring land (SHELAA reference 1015/1110).</li> </ul>
452/3290	South West Field, Douglas Road, Town Row	<ul style="list-style-type: none"> <li>• The site is in a semi-rural location, remote from local services and facilities, and disconnected from the urban boundary of Crowborough.</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The site lies within Town Row, which has been found to be an unsustainable settlement within the Council's Sustainable Settlement Strategy (SSS) for the emerging Local Plan.</li> <li>• The development of the site for housing, would be required to take into consideration the impact upon the High Weald National Landscape.</li> <li>• Given the presence of a BOA and priority habitat to the west, consideration of the ecological impacts of development would be required.</li> <li>• The site cannot be provided with a suitable vehicular or pedestrian access due to the insufficient width of Ashley Road, which cannot be widened due to third party land ownership.</li> </ul>
456/3250	Land at South Street, Mayfield Road, Rotherfield	<ul style="list-style-type: none"> <li>• The site is severed from the main built form of Rotherfield, to the north, which is considered to be a sustainable settlement within the 'Settlement Hierarchy' for the emerging Local Plan.</li> <li>• Given the site's location within a BOA and the priority habitat located adjacent to the site's southern boundary, consideration of the ecological impacts of development would be required.</li> <li>• Development would also require a suitable buffer to the ancient woodland to the south.</li> <li>• The design of the scheme would also be required to consider the significantly sloping topography of the site and the potential impact upon residential amenity.</li> <li>• The development of the site must take into consideration the sites location within the High Weald National Landscape and potential impact upon this high-quality landscape.</li> <li>• The site cannot achieve a suitable vehicular access to the site because the gradient of the B2101 changes rapidly and any access point would need to be located on the inside of a bend in the road.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>Both the landscape and access issues were both key reasons for refusal of planning permission for residential development under reference WD/2021/2306/MAJ.</li> </ul>
583/3250	Land north of Hornshurst Road, Station Road, Rotherfield	<ul style="list-style-type: none"> <li>The site is considered to be in a sustainable location for growth, located in close proximity to the services, amenities and public transport options located within Rotherfield to the south.</li> <li>Development of the site would require the provision of a vehicular access from Station Road and the extension of footpaths to the site.</li> <li>The vehicular access to the site would not be suitable from Eridge Lane given its narrow width and steep banks.</li> <li>Development of the site would be required to consider the BOA and priority habitat that lies to the east, beyond Station Road.</li> <li>The design of the scheme would also be required to consider the significantly sloping topography of the site and the two high pressure gas mains that cross through the site, which will eminently be problematic.</li> <li>The development of the site must take into consideration the site's location within the High Weald AONB and potential impact upon this high-quality landscape. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development due to its undulating landform.</li> </ul>
797/3250	Land at Station Road, Rotherfield	<ul style="list-style-type: none"> <li>The site is considered to be in a sustainable location for growth, located in close proximity to the services, amenities and public transport options located within Rotherfield to the southwest.</li> <li>Development of the site would require the provision of a vehicular access from Station Road and the extension of footpaths to the site.</li> <li>Development of the site would be required to consider the BOA and priority</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>habitat that lies to the east, beyond Station Road.</p> <ul style="list-style-type: none"> <li>• The development of the site must take into consideration the site's location within the High Weald AONB and potential impact upon this high-quality landscape. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development due to the site expressing a number of defining components of the High Weald National Landscape.</li> </ul>
1109/3290	Land south of Ashley Road, Town Row	<ul style="list-style-type: none"> <li>• The site is in a semi-rural location, remote from local services and facilities, and disconnected from the urban boundary of Crowborough.</li> <li>• The site lies within Town Row, which has been found to be an unsustainable settlement within the Council's Sustainable Settlement Strategy (SSS) for the emerging Local Plan.</li> <li>• The development of the site would be required to take into consideration the High Weald National Landscape that lies to the east and south of the site beyond Treblers Road and Clackhams Lane.</li> <li>• Development would also have a detrimental impact upon the two Grade II Listed Buildings, that lie to the west of the site.</li> <li>• Given the presence a BOA to the northeast of the site, consideration of the ecological impacts of development would be required.</li> <li>• The site cannot be provided with a suitable pedestrian access due to the insufficient width of Ashley Road, which cannot be widened to provide footpaths due to third party land ownership.</li> </ul>

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’:

The following sites are considered ‘reasonable alternatives’ and have been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
1010/1110	Owlsbury Depot, Hadlow Down Road, Crowborough	<ul style="list-style-type: none"> <li>• The site is located in open countryside to the southeast of Crowborough and is located a significant distance from the services, amenities and public transport options available within the settlement.</li> <li>• The redevelopment of the site would be required to take into consideration the ancient woodland and priority habitat located on the opposite side of Hadlow Down Road.</li> <li>• The development of the site would be required to consider its location within the High Weald National Landscape and the potential impact on this high-quality landscape. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity as the site’s current use as a depot and surrounding land uses decrease sensitivity.</li> <li>• Further investigation may also be required to consider whether contamination resulting from the current use of the site may require remediation.</li> </ul>
1015/1110	Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough	<ul style="list-style-type: none"> <li>• The site is in a semi-rural location, adjacent the proposed settlement boundary for Crowborough and is therefore in close proximity to the main services, facilities and public transport options available within the settlement.</li> <li>• Development of the site would require the provision of an upgraded or new vehicular access to Hadlow Down Road, which could be problematic given the bend and steep banking along the roadside.</li> <li>• Design of the scheme would also be required to consider the significantly sloping topography of the site.</li> <li>• The scheme must also take into consideration the ecological impacts of development, given the presence of</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>priority habitat adjacent the southwestern boundary.</p> <ul style="list-style-type: none"> <li>• The surface water flood risk adjacent the western boundary would also require consideration.</li> <li>• Development of the site must take into consideration the site's location within the High Weald National Landscape and potential impact upon this high-quality landscape.</li> </ul>
1016/1110	Danefield Farm, Boars Head, Crowborough	<ul style="list-style-type: none"> <li>• The site lies at the northeastern edge of Crowborough which is one of the largest towns within the district and has been classified as a 'sustainable settlement' within the Council's 'Settlement Hierarchy' in emerging Local Plan.</li> <li>• The site is severed from the settlement by the A26.</li> <li>• Development of the site for housing would require the provision of an upgraded or new vehicular access to Eridge Road, which could be problematic given the close proximity of the Boars Head Roundabout.</li> <li>• The scheme must also take into consideration the ecological impacts of development, given the presence of priority habitat adjacent the northwestern boundary. The development would also require a suitable buffer to the ancient woodland to the northwest.</li> <li>• Development of the site must take into consideration the site's location within the High Weald National Landscape.</li> </ul>
1017/1110	The Millbrook Nursery, Treblers Road, Crowborough	<ul style="list-style-type: none"> <li>• The site is in a semi-rural location, remote from local services and facilities, and disconnected from the urban boundary of Crowborough.</li> <li>• The development of the site for housing, would be required to take into consideration the High Weald National Landscape.</li> <li>• Development of the site for housing would require the provision of an upgraded vehicular access onto Treblers Road.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The site cannot achieve a suitable pedestrian access to the site along Treblers Road, which cannot be widened to provide formal pedestrian footpaths in this location. This specific issue received no objection from East Sussex Highways as part of application WD/2017/0499/MAO.</li> <li>• Given the presence of priority habitat adjacent to the southwestern boundary of the site, consideration of the ecological impacts of development is required.</li> <li>• Further investigation would also be required to determine whether any contamination is present on the site, which would require remediation.</li> </ul>
1018/1110	Hideaway, Tubwell Lane, Crowborough	<ul style="list-style-type: none"> <li>• The site is in a semi-rural location, on the edge of the urban boundary of Crowborough and benefits from being reasonably close proximity to the services, amenities and public transport available in Jarvis Brook.</li> <li>• The development of the site for housing, would be required to consider the High Weald National Landscape.</li> <li>• The development of the site would require the provision of a new/upgraded vehicular access or pedestrian access to the site from Tubwell Lane, which would be required to additionally consider the access arrangements relating to the redevelopment of the garden centre to the north of the site (WD/2020/2164/MAO).</li> <li>• The site is subject to an ongoing outline planning application for 8 (net) dwellings under planning reference WD/2023/0099/O.</li> </ul>
1139/3250	Land at Court Farm, Rotherfield Road, Rotherfield	<ul style="list-style-type: none"> <li>• This is an extensive site to the west of Rotherfield.</li> <li>• The site lies wholly within the High Weald National Landscape and is located within the Rotherfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The site is highly visible in the wider landscape and forms part of the attractive rural setting of the village.</li> <li>• The development of the whole parcel of land would significantly increase the size of the existing village and would amount to the partial coalescence of Rotherfield with the eastern edge of Crowborough along the B2100.</li> <li>• Given the presence of ancient woodland and priority habitat to the south and the group TPO to the southwest, consideration of the ecological impacts of development would be required.</li> <li>• The eastern part of the site is adjacent to the Rotherfield Conservation Area, therefore development in this location would significantly impact the historic character of the surrounding area.</li> <li>• Development of the site would require the provision of a new or upgraded vehicular access to the site.</li> </ul>

**Parish:** Selmeston

**Total Number of 'Live' SHELAA Sites:** 4

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
182/1780	Land at Stonery Farm, Common Lane, Berwick Station	The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		



**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
265/3270	Land at Selmeston, The Street, Selmeston	<ul style="list-style-type: none"> <li>• The site is located in Selmeston, which is considered an unsustainable settlement within the 'Settlement Hierarchy' for emerging Local Plan.</li> <li>• Development would be required to consider the provision of a new vehicular access onto The Street.</li> <li>• The site cannot be provided with a suitable pedestrian access, due to the narrow width of The Street, which cannot be widened to provide formal footways resulting in a development reliant on the private motor vehicle.</li> <li>• Development of the site would be required to consider the detrimental impact of development upon the existing landscape, including the SDNP to the south and the impact of backland development upon the existing linear built form and character of Selmeston.</li> <li>• Consideration of the ecological impacts of development are required, given the presence of a BOA to the northwest, existing hedgerows and trees within the site and the presence of priority habitats along the southern boundary.</li> <li>• The development of the site would be required to consider the detrimental harm to the historic character of Selmeston, given the site is adjoined by a Conservation Area, a number of Grade II Listed Buildings and is in close proximity to a Scheduled Ancient Monument.</li> </ul>
541/3270	Land to south of Selmeston Church, The Street, Selmeston	<ul style="list-style-type: none"> <li>• The site is located in Selmeston, which is considered an unsustainable settlement within the 'Settlement Hierarchy' for the emerging Local Plan.</li> <li>• Development would be required to consider the provision of a new vehicular access onto The Street, which is of concern due to the impact upon the highway in this location.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The site cannot be provided with a suitable pedestrian access, due to the narrow width of The Street, which cannot be widened to provide formal footways, resulting in a development wholly reliant on the private motor vehicle.</li> <li>• Development of the site would need to consider the detrimental impact of development upon the landscape, including the SDNP to the south and the trees protected by group TPOs to the west.</li> <li>• New development should consider the impact of backland development upon the existing linear built form and character of Selmeston.</li> <li>• Consideration of the ecological impacts of development are required, given the presence of existing hedgerows and trees along site boundaries and neighbouring woodland, some of which is classified as a priority habitat.</li> <li>• Development of the site would be required to consider the detrimental harm to the historic character of Selmeston, given the site is adjoined by a Conservation Area, a number of Grade II Listed buildings and is in close proximity to a Scheduled Ancient Monument.</li> </ul>
620/3270	Land to the north of The Old Vicarage, The Street, Selmeston	<ul style="list-style-type: none"> <li>• The site is located in Selmeston, which is considered an unsustainable settlement within the 'Settlement Hierarchy' for the emerging Local Plan.</li> <li>• Development would be required to consider the provision of a new vehicular access onto The Street, which is of concern due to the impact upon the local highway in this location.</li> <li>• The site cannot be provided with a suitable pedestrian access, due to the narrow width of The Street, which cannot be widened to provide formal footways, resulting in a development wholly reliant on the private motor vehicle.</li> <li>• Development in this location would be out of keeping with the existing character of the area, which is predominantly</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>comprised of detached dwellings with large gardens in linear form along The Street.</p> <ul style="list-style-type: none"> <li>• Development would need to consider the impact of development upon a neighbouring group TPO and surface water flood risk that is present within the site.</li> <li>• Consideration the ecological impacts of development are required, given the presence of existing hedgerows and trees along site boundaries and neighbouring woodland, some of which is classified as a priority habitat.</li> <li>• Development of the site may cause detrimental harm to the historic character of Selmeston, given the site is adjoined by a Conservation Area, there is a Scheduled Ancient Monument within the site and views to the South Downs National Park increasing sensitivity.</li> </ul>

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’:

No sites are considered ‘reasonable alternatives’ in Selmeston Parish for the SA.

SHELAA Reference	Site Address	Conclusion
N/A		

**Parish:** Uckfield

**Total Number of 'Live' SHELAA Sites:** 26

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

<b>SHELAA Reference</b>	<b>Site Address</b>	<b>Conclusion</b>
118/1410	Land to the west of Buckswood Grange, Rocks Road, Uckfield	The sites are too small for assessment. The sites have therefore been excluded from further assessment.
591/1410	Garage and part of garden, 10 The Drive, Uckfield	
676/1410	Fairway House, 31A Framfield Road, Uckfield	
682/1410	Carrington, Hempstead Rise, Uckfield	
714/1410	31a Framfield Road, Uckfield	
1003/1410	Regency Close North Car Park, Uckfield	
1004/1410	Regency Close South Car Park, Uckfield	

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
007/1410	Ridgewood House, Lewes Road, Uckfield	The site has full planning permission with reserved matters (WD/2022/1303/MAJ) for 9 (net) dwellings. The site has therefore been excluded from further assessment.
287/1410	Land at High Tree House, Eastbourne Road, Uckfield	The site has outline planning permission (WD/2020/2216/MAO) for 90 (net) dwellings. The site has therefore been excluded from further assessment.
354/1410	Land north of Mallard Drive, Uckfield	The site has planning permission with reserved matters for 119 (net) dwellings (WD/2013/0415/RM). The site has therefore been excluded from further assessment.
538/1410	The Timber Yard, Lewes Road, Ridgewood, Uckfield	The site has planning permission for 9 (net) dwellings (WD/2021/2398/F). The site has therefore been excluded from further assessment.
1131/1410	Streatfield House, Southview Drive, Uckfield	The site has planning permission for 20 (net) dwellings (WD/2022/1674/DC). The site has therefore been excluded from further assessment.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
137/1410	Land at Downlands Farm, Snatts Road, Uckfield	<ul style="list-style-type: none"> <li>• This is an area of attractive rural landscape on the fringes of Uckfield.</li> <li>• The western section of the site on the western side of the A22, is not suitable for residential development owing to its detached nature, lack of vehicular access, ancient woodland and flood risk zones 2 and 3.</li> <li>• The eastern portion of the site (to the east of the A22 and northwest of Snatts Road) also comprises a large section of ancient woodland although the south of the site is less constrained, which contains mostly open grassland.</li> <li>• The site is located outside of the High Weald National Landscape. The High Weald National Landscape is visible from the eastern portion of the site due to the sites elevated position in this location.</li> <li>• There is substantial tree screening on the site's western boundary adjacent to the A22.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity.</li> <li>• The site does not have a suitable vehicular access that could serve development in this location. Snatts Road to the south and east only has a single lane to the south as it joins Rocks Road and would not be a suitable option for vehicular traffic. It would also not be possible to upgrade this road due to its existing width and ancient woodland along its boundaries to the south.</li> <li>• Vehicular access onto the A22 would require significant off-site infrastructure works. This would require the removal of mature trees along the A22. Ancient woodland is the largest constraint in relation to providing a suitable vehicular access into the site off the A22.</li> <li>• In terms of a pedestrian access that provides opportunities to walk into Uckfield Town Centre, this would need to be provided</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>towards the southeastern part of the site onto Snatts Road and link to Rocks Road.</p> <ul style="list-style-type: none"> <li>• The NPPF confirms that development resulting in the loss or deterioration of irreplaceable habits (such as ancient woodland) is not acceptable.</li> <li>• To date an alternative solution (that does not impact upon ancient woodland) to deliver a pedestrian access has not been provided.</li> <li>• The site was subject to a hybrid application which included an outline application for 424 (net) dwellings and a full application for a Suitable Alternative Natural Green Space (SANGS) that was refused under planning reference WD/2022/1637/MEA. The appeal was dismissed recently.</li> </ul>
468/1410	Land at Rocks Park Road, Uckfield	<ul style="list-style-type: none"> <li>• The site comprises of a large number of trees, which provides local visual amenity along Rocks Park Road in the northwest of Uckfield.</li> <li>• The site is within a sustainable location, but the site is not suitable as it would have result in unacceptable loss of mature vegetation that provides good habitat.</li> <li>• Residential development at this site would also result in the loss of priority habitat.</li> <li>• The site is an important site in the context of the wider green network of open spaces, particularly as it provides green “links” to the adjacent Local Wildlife Site (LWS) to the west.</li> <li>• The development of the site would result in the unacceptable loss of a number of mature trees and this impact could not be mitigated.</li> </ul>

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’:

The following sites are considered ‘reasonable alternatives’ and have been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
006/1410	Land at Thorncrest, Lewes Road, Uckfield	<ul style="list-style-type: none"> <li>• The site is located to the east of the site which has been granted planning permission for 1,000 homes (WD/2015/0209/MEA) that is under construction.</li> <li>• The site is constrained due to the physical topography of the disused quarry at the northern end and its designation as Priority Habitat.</li> <li>• An area of land to the south is potentially suitable for housing subject to securing an appropriate access onto Lewes Road.</li> <li>• It was previously indicated that access could be achieved from the private road through an existing buffer between properties on the adjoining development at Sand Ridge. This is not considered suitable. This area was specifically retained as one of two areas on the development required to provide ecological mitigation.</li> <li>• There is also an existing carriageway pinch point on the estate road (which was also to serve as a connection between the quarry habitat (Priority Habitat) and the ecological mitigation area) and footway on only one side of the road which makes the access road into this estate unsuitable as a main access route into a larger development.</li> <li>• Landscape buffers would be required to protect mature trees, ancient woodland (Boothland Wood) and the Priority Habitat.</li> <li>• There is the risk of contamination and technical investigations will be needed for ground conditions because of its former use as a quarry.</li> <li>• There is some noise intrusion from the A22 bypass to the south and west, although this impact will be lessened with the development of the adjoining site.</li> </ul>



SHELAA Reference	Site Address	Conclusion
157/1410	Charlwood Manor, Snatts Road, Uckfield	<ul style="list-style-type: none"> <li>• The site is on the western outskirts of Uckfield and is included within the proposed development boundary.</li> <li>• An existing footpath and public right of way is located approximately 35m to the north of the site which provides access into the town centre and nearby bus stops.</li> <li>• The site is in a broadly sustainable location as it would offer future residents alternatives to the private motor vehicle.</li> <li>• The site is served by an existing vehicular access onto Snatts Road. In its current condition, the access would be unsuitable to accommodate intensification.</li> <li>• The existing access would need improving and a short section of footpath may be required to connect into the existing network.</li> <li>• Planning permission was granted in 2017 on the site for the demolition of the existing buildings on site and erection of five dwellings with a new access.</li> <li>• There is currently a live application for the conversion of the manor house to provide 6 dwellings and the erection of 10 dwellings in the grounds with a new vehicular access (application ref. WD/2023/1294/MAJ).</li> </ul>
198/1410	Sunview, 46 New Road, Ridgewood, Uckfield	<ul style="list-style-type: none"> <li>• The site is on the southern outskirts of Uckfield and located within the proposed development boundary. It benefits from a good level of pedestrian connectivity and access to public transport links and services and facilities.</li> <li>• The site is served by an existing vehicular access onto New Road, which appears to be capable of accommodating a two-way flow of traffic and may only require minor improvements to accommodate intensification.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site has moderate sensitivity to residential development due to limited intervisibility to the settlement edge, proximity and intermittent intervisibility to recreational</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>features (allotments and Uckfield Millennium Green), priority habitat deciduous woodland, a Local Wildlife Site and the Grade II listed Ridgewood House.</p> <ul style="list-style-type: none"> <li>• The site is within a relatively undeveloped rural landscape, which indicates a higher sensitivity.</li> <li>• The site is predominantly enclosed by mature trees and hedgerows, a cul-de-sac style development may appear dislocated and an incongruous feature in this location to the detriment of the rural surrounds.</li> </ul>
205/1410	Land Horstedpond Farm Lewes Road, Uckfield	<ul style="list-style-type: none"> <li>• The site is adjacent to the Ridgewood Farm site (to the northwest) for 1,000 new homes that is currently under construction.</li> <li>• The 2023 Landscape Sensitivity Assessment identifies the site landscape as moderately sensitive to development. Any scheme design would need to ensure that the landscape structure is strengthened and reinforced with additional landscaping (particularly along the southern boundary with the A22) and the provision of green networks.</li> <li>• The site abuts Horstedpond Wood (ancient woodland) on its southeastern boundary and Park Wood on its eastern boundary. Significant buffers would need to be provided to protect Ancient Woodland.</li> <li>• Any development in the vicinity of Horstedpond Farm will be harmful to its significance through development within its traditional open rural setting and to the significance of Ridgewood House.</li> <li>• There is severe flood risk at the northern boundary to the site (Flood Zone 3) that will preclude residential in that part of the site.</li> <li>• The site is subject to an ongoing outline planning application for 400 (net) dwellings under planning reference WD/2022/2216/MAO.</li> </ul>
323/1410	Land at Springfield, Lewes Road,	<ul style="list-style-type: none"> <li>• The site is located adjacent to the West of Uckfield site, which has been granted</li> </ul>

SHELAA Reference	Site Address	Conclusion
	Ridgewood, Uckfield	<p>planning permission for 1000 homes (WD/2015/0209/MEA).</p> <ul style="list-style-type: none"> <li>• The railway station and town centre lie approximately 1.4km to the northeast.</li> <li>• The topography of the site slopes southward but would not prevent development and it is relatively well screened within the wider landscape.</li> <li>• Access would need to be widened and appropriate radii to accommodate service vehicle and visibility splays provided.</li> <li>• There are no footways on the western side of Lewes Road by the site access, but there is a footway further south of the site access. There appears to be no opportunities for extending footway northwards. There is a footway of variable width on the eastern side of Lewes Road.</li> <li>• The majority of the site is subject to an ongoing application for 9 (net) dwellings under planning reference WD/2023/2193/MAO.</li> </ul>
346/1410	Land West of Uckfield, Ridgewood, Uckfield	<ul style="list-style-type: none"> <li>• The majority of the site was granted outline planning permission for 1,000 (net) dwellings under planning reference WD/2015/0209/MEA (as well as employment uses, a primary school and SANGs, which has been completed).</li> <li>• Phase 1A and B of the site has achieved reserved matters planning permission for 250 dwellings under planning reference WD/2017/1368 and is under construction.</li> <li>• There are small elements of the SHELAA site submitted that were not included within the original outline planning permission (WD/2015/0209/MEA) for the 1,000 new homes, the most significant of which is the square parcel of agricultural land to the northwest of Boothland Wood (ancient woodland) and to the south/west of Victoria Park.</li> <li>• Given the surrounding planning permission and the area of land having limited constraints (just a buffer required to the southeast of the parcel of the land for ancient woodland), in principle, this land is able to come forward as an</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>extension to the existing permitted housing development.</p> <ul style="list-style-type: none"> <li>• This would require a vehicular access from the permitted site which it is understood to be in a different ownership.</li> <li>• The site would be required to consider the surface water flood risk and the impact of the adjacent A22 and Wastewater Treatment Works, in relation to noise and odour.</li> </ul>
517/1410	Land rear of Oakley Court, Selby Road, Uckfield	<ul style="list-style-type: none"> <li>• The site gained full planning permission for 6 dwellings (WD/2009/0259/F) that was extended in 2012 but has since lapsed.</li> <li>• Further work would be required to establish whether a vehicular access can be obtained to the site, given the time elapsed since the granting of that planning permission and the design of the development would have to take into account the group TPO located on the eastern boundary.</li> <li>• This issue will need to be reviewed in detail as the site has become overgrown.</li> </ul>
539/1410	Cress Farm, 20 Lewes Road, Ridgewood, Uckfield	<ul style="list-style-type: none"> <li>• The site is located adjacent to the West of Uckfield site, which has been granted planning permission for 1,000 homes (WD/2015/0209/MEA).</li> <li>• The site has good accessibility to local services. The railway station and town centre are only around 1.5km to the north.</li> <li>• This site wraps around SHELAA site 538/1410 which has been granted full planning permission for 9 dwellings under application WD/2021/2398/F.</li> <li>• It is likely that access would be through the adjoining development already approved under WD/2021/2398/F (subject to any third-party agreements that may be necessary).</li> <li>• The topography of the site slopes gently southward but would not prevent development.</li> <li>• There are some views into the site from the south and west due to the rising nature of the topography of the area, but</li> </ul>

SHELAA Reference	Site Address	Conclusion
		any development would be seen against the existing urban edge of Uckfield in this location.
956/1410	Uckfield Police Station, New Town, High Street, Uckfield	<ul style="list-style-type: none"> <li>• The site is within a sustainable location and could be suitable for development if the loss/relocation of the Police Station is acceptable, but this is not known at this stage.</li> <li>• Development would not be harmful to the wider landscape given the surrounding uses.</li> <li>• Residential or commercial uses would be suitable on the site given the surrounding land uses.</li> <li>• The loss of this community asset (police station) would need to be assessed but may be suitable subject to alternative arrangements.</li> </ul>
1002/1410	Luxford Field Car Park, Belmont Road, Uckfield	<ul style="list-style-type: none"> <li>• The site comprises two vehicular car parks located to the west of the High Street and to the east of Belmont Road.</li> <li>• The car parks are currently accessed from the High Street via Library Way and Civic Approach. The existing accesses would be suitable for accommodating development without requiring improvements.</li> <li>• The main constraint to development of the site is its proximity to Uckfield Conservation Area which surrounds the site on three sides (east, north and west).</li> <li>• The most sensitive part of the site in heritage terms is to the north-west aligned with Belmont Lane due to its position adjacent to the Uckfield Conservation Area and listed buildings, most notably the Grade II listed Church and School House.</li> <li>• The use of the car park is predominately for those visiting Uckfield Town Centre and it would need to be demonstrated that either the public parking can be preserved on the site through a new scheme (if required) or the loss of the car parks is appropriate following a parking survey in this location.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• If this can be demonstrated, in principle, the site is considered suitable for redevelopment to an alternative use (i.e. town centre uses), as well as residential development.</li> </ul>
1007/1410	Land at White House Farm, London Road, Uckfield	<ul style="list-style-type: none"> <li>• The site is on the northern outskirts of Uckfield but is not so far removed from the settlement to prevent access to services and facilities by sustainable modes of transport.</li> <li>• An existing footpath runs past the site along London Road into Uckfield and there are bus stops in relatively close proximity to the site.</li> <li>• The site is in a broadly sustainable location as it would offer future residents alternatives to the private motor vehicle to access services and facilities in the town.</li> <li>• The site is separated from both settlements via large ancient woodlands (Paygate Wood and Budlett's Wood) to the south and west.</li> <li>• This may change in the near future with new development proposed in Ringles Cross, particularly at Mockbeggars Farm (SHELAA Site ref. 1005/1410) which is directly opposite the site.</li> <li>• The site is currently accessed via a narrow, single-width driveway, which would need reconfiguration to render it suitable for intensification.</li> <li>• The site has a significant road frontage with good visibility in both directions along London Road.</li> <li>• Subject to a transport assessment, it is likely that a suitable vehicular and pedestrian access could be achieved to serve the development.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to development due to the site comprising pastoral fields with a historic field pattern of regular piece meal enclosures bound by ancient woodland and priority habitat deciduous woodland to the south and west.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• Whilst development would alter the verdure and rurality of the site, due to the wooded backdrop it would be largely contained and would not impinge on the wider landscape.</li> <li>• A sensitively designed scheme incorporating deep buffers from the woodland edges and robust planting/landscaping along the boundaries and throughout the site may be acceptable.</li> </ul>
1144/1410	Land south west of Ridgedown, Lewes Road, Uckfield	<ul style="list-style-type: none"> <li>• The site abuts the West of Uckfield site which has been granted planning permission for 1,000 homes (WD/2015/0209/MEA), on its western and southern boundaries.</li> <li>• The existing vehicular access track leading from the Lewes Road to the site (that leads to existing Ridgewood Farm buildings) is narrow and is not currently appropriate for residential development of this scale.</li> <li>• There are potential opportunities to widen this access and provide footways on the southern side, or indeed opportunities to access the site via Land at Springfield (SHELAA site 323/1410) and the Ridgewood development (SHELAA site 346/1410) the latter site currently under construction, albeit this would require third party land/agreement.</li> <li>• The site itself does slope southwards and currently has views towards the A22 and beyond, but it is not considered that the site will have significant visual impact once the adjacent development has been constructed where the site could form part of a contiguous urban form in this location.</li> </ul>

**Parish:** Wadhurst

**Total Number of 'Live' SHELAA Sites:** 29

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
590/3330	Land adjacent to 26 Snape View, Wadhurst	The sites are too small for assessment. The sites have therefore been excluded from further assessment.
611/3330	Land at Meadowcroft, Cousley Wood Road, Wadhurst	
938/3330	Land east of Osmer's Hill, Wadhurst	

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
115/3330	Land east of Old Station Road, Wadhurst	The site has planning permission under reserved matters (WD/2020/2426/MRM) for 21 (net) dwellings. The site has therefore been excluded from further assessment.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
585/3330	Land on corner of Blacksmith's Lane, Wadhurst	The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.
757/1910	Land at Cheviots, Newbury Lane, Cousley Wood	
790/3330	Land at Beechlands, Best Beech Hill, Wadhurst	
982/1630	Houndsell Stud, Wadhurst Road, Mark Cross	
994/1910	Little Windmill Farm, Windmill Lane, Cousley Wood	
1107/1910	Land north and south of Bewlbridge Lane, Cousley Wood	



**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
119/3330	Land north of Tapsell's Lane, Wadhurst	<ul style="list-style-type: none"> <li>The site is semi-rural in its nature and located outside the proposed development boundary for Wadhurst and is somewhat isolated from the village centre and its local services and facilities.</li> <li>Development of the site would require the provision of a new vehicular and pedestrian access to support development. This is not considered achievable from Tapsells Lane, and the vehicular access would be required from Station Road, and this would need improvements to pedestrian connectivity to Wadhurst.</li> <li>Development of the site would be required to consider the flood risk within the site and the ancient woodland adjacent the western boundary.</li> <li>The site is prominent within the landscape, given its steep topography and far-reaching panoramic views that are provided to the High Weald National Landscape to the north.</li> <li>Development here would have an unjustified impact on the rural character and appearance of the surrounding High Weald National Landscape, that cannot be mitigated.</li> </ul>

SHELAA Reference	Site Address	Conclusion
450/3330	Crest Farm, Pell Lane, Wadhurst	<ul style="list-style-type: none"> <li>• The site lies outside the proposed development boundary for Wadhurst and is somewhat isolated from the village centre and local amenities.</li> <li>• Development of the site would require the provision of a new vehicular and pedestrian access.</li> <li>• The site is prominent within the landscape, given its steep topography and far-reaching panoramic views that are provided to the High Weald National Landscape to the north.</li> <li>• Development here would have an unjustified impact on the rural character and appearance of this surrounding High Weald National Landscape, that cannot be mitigated.</li> <li>• The site is also likely to have a detrimental impact upon the historic assets within the area, including Pell Green Conservation Area and the listed buildings that lie within this.</li> <li>• The site is not considered to form a logical extension to the village and is visually and functionally severed from the built form of Wadhurst by Cousley Wood Road.</li> </ul>
486/3330	Land to the west of Herons Lea, Tapsell's Lane, Wadhurst	<ul style="list-style-type: none"> <li>• The site is rural in its nature and located outside the proposed development boundary for Wadhurst.</li> <li>• While acknowledging that the site is not sited too far from the proposed development boundary of the village, it is still dislocated from any amenities provided by the settlement.</li> <li>• The site is unable to provide a suitable vehicular access as the visibility at the junction with Station Road (B2099) is poor and the lane to the west is narrow and unsuitable for significant vehicle usage.</li> <li>• The narrow form of Tapsell's Lane means that pedestrian connectivity cannot be provided to the site. The site is therefore isolated and detached from the services, amenities, and public transport options in Wadhurst.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• Development here would have an unjustified impact on the rural character and appearance of the surrounding High Weald National Landscape and development would impact upon the existing trees within the site.</li> <li>• The Council refused planning permission for 3 (net) dwellings under planning reference WD/2022/0550/F, due to harm to the character and appearance of the area, the landscape and and impact upon existing trees.</li> </ul>
613/3330	Land at Marling House, Station Road, Wadhurst	<ul style="list-style-type: none"> <li>• The site is rural in its nature and located outside the proposed development boundary for Wadhurst, which is considered a sustainable settlement in the Wealden Settlement Hierarchy as part of the emerging Local Plan.</li> <li>• While acknowledging it is not sited too far from the proposed development boundary of the village, given its rural nature, it is dislocated from any amenities.</li> <li>• The site as submitted cannot be provided with a suitable vehicular access to serve housing development as this is reliant upon a narrow vehicular access at the current time.</li> <li>• The upgrading of access may also have a detrimental impact upon the non-designated heritage asset (Marling House) at the entrance to the site.</li> <li>• Any form of development would have an unjustified impact on the rural character and appearance of the surrounding high-quality High Weald National Landscape. Development is highly unsuitable in this location and would be out of keeping with the generally rural character and appearance of the countryside to the northwest of Wadhurst.</li> <li>• The Council has recently refused planning permission for 29 (net) dwellings under WD/2022/0535/MAO.</li> </ul>

SHELAA Reference	Site Address	Conclusion
990/3330	Land to the west of Brinkers Lane, Wadhurst	<ul style="list-style-type: none"> <li>• The site is rural in its nature and located outside the development boundary of Wadhurst.</li> <li>• The site is close to services and facilities within Wadhurst and has access to a bus service to the High Street with short journey times as well as being within a short walking distance of the High Street.</li> <li>• There are concerns as to whether the site can achieve a suitable vehicular or pedestrian access, given the narrow form of Brinkers Lane.</li> <li>• The site is situated immediately to the south of SHELAA site 993/330 and is highly visible from vantage points to the north along the public right of way.</li> <li>• Given the rural appearance of the site and its encroachment into the High Weald National Landscape to the west, development would have an unjustified impact on the character and appearance of the landscape.</li> <li>• The development would also be out of keeping with the linear form of development located along Brinkers Lane in this location.</li> <li>• There may be an impact of development upon biodiversity and the group TPO located adjacent the site.</li> </ul>
991/3330	Land to the north of Wadhurst Primary School, Wadhurst,	<ul style="list-style-type: none"> <li>• The site is situated at the eastern edge of Wadhurst, which is a sustainable settlement within the 'Settlement Hierarchy' of the emerging Local Plan.</li> <li>• The site includes the car dealership on the B2100 (Ben Greig Motors). The main portion of the site comprises a field of grassland enclosed by trees and hedgerow on three sides.</li> <li>• Development of the site could have a detrimental impact upon a number of Grade II Listed Buildings located on Sparrows Green Road and the Conservation Area to the south.</li> <li>• Development would also be significantly out of character with the existing linear form of Wadhurst on the east side of Sparrows Green Road at the ridge line.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The site slopes downwards to the east and there are panoramic views of the landscape from Sparrows Green Road, so the site is highly prominent within the landscape.</li> <li>• Development in this location would have an unjustified impact on the rural character and appearance of the surrounding area and would involve encroachment into a relatively unspoilt and open countryside that forms part of the High Weald National Landscape.</li> </ul>
992/3330	Land to the North of Wadhurst High Street, Wadhurst	<ul style="list-style-type: none"> <li>• The site is well located in close proximity to the existing services, amenities, and public transport options within Wadhurst.</li> <li>• The site is sloped either side of a stream that runs east/west through the middle of the site.</li> <li>• Development of the site would be required to take into consideration the surface water flood risk and ancient woodland within the site.</li> <li>• Development would also have a detrimental impact upon historic assets located adjacent the site, including a number of listed buildings and the Wadhurst Conservation Area.</li> <li>• The site is unable to demonstrate that a suitable vehicular or pedestrian access can be achieved from the site to the services and amenities within Wadhurst. Primmers Green and Blacksmiths Lane are both too narrow to serve a new development of this scale and cannot be widened to accommodate two lane traffic or pedestrian footpaths.</li> <li>• The site is highly prominent within the landscape and provides far reaching views towards the High Weald National Landscape and Bewl Water.</li> </ul>

SHELAA Reference	Site Address	Conclusion
993/3330	Land to the west of High Street, Wadhurst	<ul style="list-style-type: none"> <li>• The site is located in semi-rural location to the west of the B2099 and to the south-east of Wadhurst.</li> <li>• Development of the site would be required to consider the surface water flood risk within the site and the adjacent priority habitat deciduous woodland.</li> <li>• Given the rural appearance of the site and its encroachment into the High Weald National Landscape to the west, development would have an unjustified impact on the character and appearance of the landscape.</li> <li>• The site is also adjacent to the Wadhurst High Street Conservation Area and would therefore have a significant impact upon the historic setting of Wadhurst.</li> <li>• There are concerns for highway safety arising from the proposed access location being in close proximity to a road junction with Brinkers Lane.</li> </ul>
1147/3330	Land off Mayfield Lane, Wadhurst	<ul style="list-style-type: none"> <li>• The site is rural in its nature and located outside the proposed development boundary for Wadhurst. The site is poorly related to the existing settlement.</li> <li>• There are significant parcels of priority habitats and ancient woodland within the site, and listed buildings adjacent to the boundaries that would potentially be impacted by development.</li> <li>• The site is unable to demonstrate that a suitable vehicular and pedestrian access could be achieved for the site. Both Tapsells Lane to the north and Fairclough Lane to the west are too narrow and access cannot be provided to Mayfield Lane as this would require the removal of woodland that is both ancient and a priority habitat.</li> <li>• The site lies wholly within the High Weald National Landscape, in a location where development is considered to have an unjustified impact on the character and appearance of the landscape and would also be considered as a significant incursion into the open countryside.</li> </ul>

SHELAA Reference	Site Address	Conclusion
1207/3330	Land at Beech Oast Grange, Osmer's Hill, Wadhurst	<ul style="list-style-type: none"> <li>• The site is rural in its nature and located outside the proposed development boundary for Wadhurst, which is considered a sustainable settlement in the Wealden Settlement Hierarchy for the emerging Local Plan.</li> <li>• There is limited access to sustainable modes of travel, although the site is within walking distance to the rail station, the route would be undesirable as it consists of rural lanes with a lack of footways.</li> <li>• The site lies in an isolated position within the High Weald National Landscape, in a location where development would be considered to have an unjustified impact on the character and appearance of the landscape and would also be considered as a significant incursion into the open countryside to the north of Wadhurst.</li> </ul>
1211/3330	Land west of Style Lane and South of High Street, Wadhurst	<ul style="list-style-type: none"> <li>• The site lies at the southern edge of Wadhurst, which is considered a sustainable settlement within the 'Settlement Hierarchy' in the emerging Local Plan.</li> <li>• The northern part of the site is located within the Wadhurst High Street Conservation Area and any development would therefore have an impact upon the historic setting of Wadhurst, particularly upon a number of listed buildings located to the north and south of the High Street.</li> <li>• Given the narrowness of the site, it would be difficult to envisage development taking place without impacting upon the extensive woodland on the western boundary.</li> <li>• Development here would also have a big impact on the adjacent Historic Park and Garden to the west.</li> <li>• The site is located wholly within the High Weald National Landscape and is highly prominent within the landscape as the site slopes downwards significantly towards the south, providing panoramic views across the High Weald National Landscape.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>The site has previously been refused planning permission for residential development (WD/2022/0391/MAJ).</li> </ul>
1212/3330	Land west of Style Lane and South of High Street (southern section), Wadhurst	<ul style="list-style-type: none"> <li>The site lies at the southern edge of Wadhurst, which is considered a sustainable settlement within the 'Settlement Hierarchy' in the emerging Local Plan.</li> <li>The site cannot achieve a suitable vehicular access as this could only be provided via the adjacent SHELAA site to the north (1211/3330), which is considered unsuitable for development.</li> <li>Given the narrowness of the site, it would be difficult to envisage development taking place without impacting upon the extensive woodland on the western boundary.</li> <li>The development would have a substantial impact on the adjacent Historic Park and Garden to the west.</li> <li>The site is located wholly within the High Weald National Landscape and is highly prominent within the landscape as the site slopes downwards significantly towards the south providing panoramic views across the High Weald National Landscape.</li> <li>The site to the north was refused planning permission for residential development (WD/2022/0391/MAJ).</li> </ul>

SHELAA sites taken forward to '**Sustainability Appraisal (SA)**':

The following sites are considered 'reasonable alternatives' and have been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
584/3330	Land adjacent to Jonas Drive, Wadhurst	<ul style="list-style-type: none"> <li>The site is located at the northern edge of Wadhurst, which is considered a sustainable settlement in the emerging Local Plan.</li> <li>Development of this site would require an upgraded vehicular access and it is currently uncertain whether this is achievable from Jonas Drive.</li> </ul>



SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• Development would also be required to take into consideration the surface water flood risk within the site and the ancient woodland adjacent the sites boundary.</li> <li>• Development of the site would be required to take into consideration the impacts of development upon biodiversity, given the significant vegetation on site and priority habitat deciduous woodland being located within the site and adjacent to its boundaries.</li> <li>• The site is evidenced as a highly sensitive location for development within the landscape evidence base and would have a detrimental impact upon the High Weald National Landscape, which would require further consideration.</li> </ul>
592/3330	Land at Foxhole Farm, Foxhole Lane, Wadhurst	<ul style="list-style-type: none"> <li>• The site is located at the southeastern edge of Wadhurst, which is considered a sustainable settlement in the Settlement Hierarchy for the emerging Local Plan.</li> <li>• The site benefits from existing pedestrian connectivity to Wadhurst.</li> <li>• It is considered that a vehicular access cannot be achieved to the site. Foxglove Lane is too narrow to serve as a suitable vehicular access and a vehicular access cannot be achieved from Lower High Street as ancient woodland and priority habitat deciduous woodland forms this boundary.</li> <li>• A vehicular/pedestrian access could be provided via the new residential estate to the west of the site although this would require access over third-party land and has not been demonstrated to be achievable.</li> <li>• Development of the site would be required to take into account nearby historic assets located adjacent to the site (i.e. the Wadhurst Conservation Area and Moseham Grade II Listed Building) and ancient woodland to the south.</li> <li>• Development of the site would be required to take into consideration the impacts of development upon biodiversity, given the priority habitat</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>deciduous woodland being located adjacent to its boundaries.</p> <ul style="list-style-type: none"> <li>• The site is in a highly sensitive location within the landscape and would have a detrimental impact upon the High Weald National Landscape, which would require further consideration.</li> <li>• The site slopes steeply downhill towards the northeast with exposed sections from the centre of the site to this elevation, and the development of this would be detrimental upon the High Weald National Landscape due to the open views to the north and northeast of the site.</li> </ul>
694/3330	Land at Windmill House, Windmill Lane, Wadhurst	<ul style="list-style-type: none"> <li>• The site is well located within the Durgates area of Wadhurst, which is considered a sustainable settlement in the Settlement Hierarchy for the emerging Local Plan.</li> <li>• The site is adjacent to the existing settlement on two sides (north and east) and comprises a small and open grassy field bounded by trees on one side.</li> <li>• Development of the site would require the provision of a vehicular and pedestrian access from Baldock Road to the north, which is considered achievable.</li> <li>• There is a perimeter TPO on the northern part of the site and also covering the whole of the southern part of the site associated with woodland in this area. The TPO includes a small copse of trees positioned around the pond in the centre of the northern part of the site.</li> <li>• The TPO is the site's main constraint and reduces the developable area of the site as these must be retained.</li> <li>• Development would also be required to consider the priority habitat deciduous woodland located within the southern part of the site and the sites position within the High Weald National Landscape, although the site is relatively well contained.</li> </ul>
901/3330	Land on the south side of Cousley	<ul style="list-style-type: none"> <li>• The site is located opposite existing properties on the south-eastern side of</li> </ul>

SHELAA Reference	Site Address	Conclusion
	Wood Road, Wadhurst	<p>Sparrow's Green, to the north of Wadhurst.</p> <ul style="list-style-type: none"> <li>• Development of the site would require the provision of a new vehicular access and provision of pedestrian connectivity to Wadhurst.</li> <li>• Development would also be required to take into consideration neighbouring heritage assets.</li> <li>• There are extensive views to open countryside to the south of the site as the site slopes downwards towards the centre of Wadhurst.</li> <li>• The site is in a highly sensitive location within the landscape and would have a detrimental impact upon the High Weald National Landscape.</li> <li>• The site was refused planning permission for residential development of 15 (net) dwellings under planning reference WD/2022/1610/MAO and this was dismissed at planning appeal.</li> </ul>
988/3330	Land adjacent to Brookfields, Old Station Road, Wadhurst	<ul style="list-style-type: none"> <li>• The site is rural in its nature and located outside the proposed development boundary for Wadhurst, which is considered a sustainable settlement in the Settlement Hierarchy for the emerging Local Plan.</li> <li>• The site is in close proximity to services and facilities within Wadhurst and has access to a bus service to the High Street with short journey times, as well as being within a short walking distance of its facilities.</li> <li>• There are concerns as to whether the site can achieve a suitable vehicular or pedestrian access, given the narrow form of Old Station Road and third-party land ownership issues.</li> <li>• Development would be required to take into consideration the ancient woodland to the west of the site, which is also classified as priority habitat.</li> <li>• The land slopes steeply to the south-west and the site would therefore be prominent within the High Weald National Landscape.</li> </ul>

SHELAA Reference	Site Address	Conclusion
989/3330	Woodlands, Mayfield Lane, Wadhurst	<ul style="list-style-type: none"> <li>• The site is located over 1km from the majority of local services in Wadhurst and is therefore considered to be some distance from local services, amenities and public transport.</li> <li>• The site lies wholly within the High Weald National Landscape in highly sensitive location and its impact on the character and appearance of the attractive and high-quality landscape to the west of Wadhurst needs to be considered.</li> <li>• The site is immediately adjacent to Wadhurst College site where planning permission was granted for enabling residential development to secure the future of the listed buildings on the site. No such exceptional circumstances exist on this site.</li> <li>• Development of the site would be required to provide an upgraded vehicular access into the site and to consider the priority habitat located adjacent the site boundaries.</li> </ul>
995/3330	Land at Balaclava Lane, Wadhurst	<ul style="list-style-type: none"> <li>• The sites are rural in its nature and located outside the proposed development boundary for Wadhurst, which is considered a sustainable settlement in the Settlement Hierarchy for the emerging Local Plan.</li> <li>• Development would be required to provide an upgraded vehicular access to the site and to consider the priority habitat adjacent the site's eastern boundary.</li> <li>• The sites are located some distance from the nearest facilities and local services in Wadhurst and is served by narrow roads with no footpath connections into the existing settlement impacting on the sustainability of the site.</li> <li>• Both sites lie wholly within the High Weald National Landscape and are in prominent locations within the designation, (particularly the western field) that are elevated within the landscape with long panoramic views northwards. There would be concern</li> </ul>

SHELAA Reference	Site Address	Conclusion
		regarding development and its impact on the character and appearance of the attractive and high-quality landscape to the north of Wadhurst.

**Parish:** Warbleton

**Total Number of 'Live' SHELAA Sites:** 10

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
475/3285	Land at The Three Cups Public House, Middle Lane, Three Cups Corner	The site is too small for assessment. The site has therefore been excluded from further assessment.

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
347/3260	Chapel Cottage Farm, Rookery Lane, Rushlake Green	The site is isolated and remote from local services and facilities and functionally separated from the nearest settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.
905/3285	Land at the Old Brickyard, Middle Lane, Three Cups Corner	
917/3285	Land at Spring Hill, Battle Road, Three Cups Corner	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
385/1810	Old Homestead, Chilsham Lane, Bodle Street	<ul style="list-style-type: none"> <li>• The site comprises a small meadow to the northwest of Bodle Street, which is detached from the settlement.</li> <li>• The site lies in an isolated location and new housing development would be unsuitable and would be out of keeping with the generally rural character and appearance of the countryside.</li> <li>• The site lies wholly within the High Weald National Landscape and development would have a detrimental impact on its attractive landscape character and appearance.</li> <li>• The creation of a suitable pedestrian access to Bodle Street would be unachievable and the site lacks connectivity to local services, facilities and public transport.</li> </ul>
398/3220	Land adjacent Sunny Slope, Forest Lane, Punnetts Town	<ul style="list-style-type: none"> <li>• The site comprises of agricultural land on the eastern outskirts of Punnett's Town. The site is in an isolated location and is visually and functionally separated from the settlement of Punnetts Town.</li> <li>• The site lies wholly within the High Weald National Landscape and development would have a detrimental impact on its attractive landscape character and appearance.</li> <li>• Forest Lane is a narrow single-track lane with little scope for improvements to be made. There is also no safe pedestrian access to the site, or scope to provide this along Forest Lane.</li> </ul>
716/3220	Land south of Forest Lane, Punnetts Town, Heathfield	<ul style="list-style-type: none"> <li>• The site comprises of a large field used for grazing located on the eastern outskirts of Punnetts Town. The site is in an isolated location and is visually and functionally separated from the settlement of Punnetts Town.</li> <li>• The site is located in a prominent position within the High Weald National Landscape and development would have a detrimental impact on this attractive landscape. The site is severely constrained by the far-reaching views offered over the AONB landscape to the south.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The creation of a suitable pedestrian and vehicular access would be difficult due to the narrow form of Forest Lane and the site would therefore lack adequate connectivity to local services, facilities and public transport.</li> </ul>
1148/3220	Little Pig Farm, Blackdown Road, Punnetts Town	<ul style="list-style-type: none"> <li>• The site comprises of a large field used for grazing on the eastern outskirts of Punnett's Town. The site is in an isolated location and is visually and functionally separated from the settlement of Punnetts Town.</li> <li>• The site is located in a prominent position within the High Weald National Landscape and development would have a detrimental impact on its attractive landscape character and appearance. The site is severely constrained by the far-reaching views offered over the High Weald National Landscape to the south.</li> <li>• The creation of a suitable pedestrian and vehicular access would be difficult due to the narrowness of Blackdown Lane, and the site would therefore lack adequate connectivity to local services, facilities and public transport.</li> </ul>



SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’:

The following sites are considered ‘reasonable alternatives’ and have been taken forward to the SA.

<b>SHELAA Reference</b>	<b>Site Address</b>	<b>Conclusion</b>
011/3220	Land adjacent to Little Home Farm, Forest Lane, Punnetts Town	<ul style="list-style-type: none"><li>• The site comprises of three fields used for horse grazing to the northeast of Punnetts Town.</li><li>• The development of the whole site would be unacceptable due to its prominence within the High Weald National Landscape.</li><li>• Large scale development would also be difficult in part due to vehicular access issues. Forest Lane is a single-track lane with little scope for improvements to be made for vehicular access and there would be no safe pedestrian access to the site beyond the small western field.</li><li>• The small western field of the SHELAA site, adjacent to the three houses at the junction of Forest Lane and North Street may accommodate a modest continuation of houses at the south-eastern edge for Forest Lane subject to a suitable access being established.</li></ul>
277/3220	Scots Paddock, Forest Lane, Punnetts Town	<ul style="list-style-type: none"><li>• The site is wholly located within the High Weald National Landscape and development of the entire site would not be in keeping with the scale and rural character of the area and surrounding countryside.</li><li>• The site is located to the north of Battle Road where a new vehicular access could be created. There are pavements along both sides of Battle Road allowing pedestrian access to the site.</li><li>• The northern section of the site comprises dense woodland of amenity value and is not suitable for development. The southern part of the site is more contained, and development could be integrated into the existing settlement if it were to follow the existing linear development along the B2096.</li></ul>

**Parish:** Wartling

**Total Number of 'Live' SHELAA Sites:** 6

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
580/1820	Paddock Lodge, The Strait, Boreham Street	The site is too small for assessment. The site has therefore been excluded from further assessment.

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
787/3390	The Old Flyn Concrete Works, Tilley Lane, Windmill Hill	The site is isolated and remote from local services and facilities and is visually and functionally separated from the nearest settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The site is therefore considered unsuitable and has been excluded from further assessment.

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
178/3390	Dormers Farm, Joe's Lane, Windmill Hill	<ul style="list-style-type: none"> <li>• Planning permission has been granted for the conversion of a former dairy building to a new dwelling.</li> <li>• The vehicular access onto the main A271 is unsuitable for any intensification of the site for residential development.</li> <li>• The site is surrounded by the High Weald National Landscape and a Grade II Listed Building, which would be a constraint to improvements to the access.</li> </ul>
248/1820	The Bull's Head and adjoining land, A271, Boreham Street	<ul style="list-style-type: none"> <li>• Boreham Street is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment education or shopping.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development due to historic assets on site and its prominent position within the landscape.</li> <li>• Any development involving the loss of the Grade II listed public house is not suitable and any development will need to mitigate any impact on the setting on the Listed Buildings nearby, the adjacent Boreham Street Conservation Area.</li> </ul>
623/1820	Land adjacent to Northfield Cottage, A271, Boreham Street	<ul style="list-style-type: none"> <li>• Boreham Street is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment education or shopping.</li> <li>• This is a rural site in the High Weald National Landscape, which cannot be provided with a satisfactory access or be provided with adequate access to local services and facilities.</li> <li>• Residential development of the scale proposed by the applicant would be out of keeping with the linear residential built form existing in the Boreham Street settlement.</li> </ul>

SHELAA Reference	Site Address	Conclusion
691/3390	Land East of Joe's Lane, Windmill Hill	<ul style="list-style-type: none"> <li>The site cannot be provided with a suitable vehicular or pedestrian access to serve housing development, given the narrow character of Joes's Lane and the raised nature of the land submitted, when compared to the adjoining road.</li> <li>The site lies within the High Weald National Landscape and residential development on this site would have a detrimental impact upon the highly sensitive landscape north of Windmill Hill.</li> </ul>

SHELAA sites taken forward to '**Sustainability Appraisal (SA)**':

No sites are considered 'reasonable alternatives' in Wartling Parish for the SA.

SHELAA Reference	Site Address	Conclusion
N/A		

**Parish:** Westham

**Total Number of 'Live' SHELAA Sites:** 45

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

<b>SHELAA Reference</b>	<b>Site Address</b>	<b>Conclusion</b>
267/2070	Land adjoining 4 Peelings Cottage, Milton Street, Hankham	The sites are excluded from further assessment as they unable to delivery five or more net dwellings.
652/3360	Land on Hankham Hall Road, Westham	
1097/3360	Myrtle Court, High Street, Westham	
1098/3360	Kinketchem, Peelings Lane, Westham	
1101/3280	Land to the south of Rattle Road, Stone Cross	

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
114/3280	Land south of Dittons Road, Stone Cross	This site has planning permission with reserved matters (WD/2020/0789/RM) for 75 (net) dwellings. The site has therefore been excluded from further assessment.
187/3280	Land off Peelings Lane, Stone Cross	The majority of the site has outline planning permission (WD/2017/1063/MAO) for 90 (net) dwellings. The site is also subject to an ongoing reserved matters planning application regarding another outline planning permission (WD/2022/2974/MRM). The remainder of the site is unsuitable for development as it wholly consists of ancient woodland. The site has therefore been excluded from further assessment.
374/3280	Land adjacent to 5 Belle Vue, Hailsham Road, Stone Cross	The site was granted outline planning permission for 9 dwellings (net) at under planning reference WD/2021/0512/F.
535/3280	Land at Rattle Garden Farm, off Peelings Lane, Stone Cross	The majority of the site has planning permission under either planning reference WD/2016/1629/MRM (with reserved matters) and outline WD/2019/2027/MAO (along with neighbouring SHELAA site 712/3280). The remainder of the site is subject to an ongoing reserved matters planning application (WD/2022/2413/RM). The site has therefore been excluded from further assessment.
677/3280	Land to the west of Stone Cross Garden Centre, Dittons Road, Stone Cross	The site has planning permission (WD/2020/1039/MAJ) for a 70-bed care home facility (Use Class C2). The site has therefore been excluded from further assessment.
712/3280	Land to the north and south of Rattle Road, Westham/Stone Cross	The site has outline planning permission for 318 (net) dwellings (WD/2019/2027/O). The northern portion of the site is subject to an ongoing reserved matters planning application (WD/2022/2413/RM). The southern portion of the site is subject to an ongoing reserved matters planning application (WD/2022/2727/MRM). The site has therefore been excluded from further assessment.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
336/3280	Land south of Glynleigh Road, Stone Cross	The sites are disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of these sites does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The sites are therefore considered unsuitable and has been excluded from further assessment.
1006/3280	Warren Wood Holiday Park, Hailsham Road, Stone Cross	
1126/3280	Land at Old Court Cottages, Cottage Lane, Stone Cross	
1167/2070	Land east of Pump Piece, Hankham Hall Road, Hankham	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
041/1620	Peelings Marsh, Eastbourne Road, Eastbourne	The site is entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3 by the Council's own SFRA. The site is therefore considered unsuitable and has been excluded from further assessment.
159/3360	Land to the west of Eastbourne Road, Westham	The site is almost entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3 by the Council's own SFRA. The remaining part of the site is too small to deliver suitable development. The site is therefore considered unsuitable and has been excluded from further assessment.
161/1620	Land at Mountney Bridge, Eastbourne Road, Eastbourne	The site is entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3 by the Council's own SFRA. The site is therefore considered unsuitable and has been excluded from further assessment.

<b>SHELAA Reference</b>	<b>Site Address</b>	<b>Conclusion</b>
190/1620	Land at Hide Hollow, Pennine Way, Eastbourne	The site is entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3 by the Council's own SFRA. The site is therefore considered unsuitable and has been excluded from further assessment.
206/1620	Friday Street Farm, Oak Tree Lane, Eastbourne	The majority of the site has planning permission for 250 (net) dwellings (WD/2020/1391/MAO). The remainder of the site is entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3 by the Council's own Strategic Flood Risk Assessment (SFRA). The remainder of the site is therefore considered unsuitable and has been excluded from further assessment.
342/3280	Uplands Farm, Rattle Road Stone Cross	The site is entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3 by the Council's own SFRA. The site is therefore considered unsuitable and has been excluded from further assessment.
828/1620	Land at Mountney Bridge, Eastbourne Road, Eastbourne	The site is entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3 by the Council's own SFRA. The site is therefore considered unsuitable and has been excluded from further assessment.
893/3360	Land at the rear of Hobney Rise, Westham	The site is almost entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3 by the Council's own SFRA. The site is therefore considered unsuitable and has been excluded from further assessment.
1094/3360	55 Rattle Road, Westham	The site is almost entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3 by the Council's own SFRA. The remaining part of the site is too small to deliver suitable development. The site is therefore considered unsuitable and has been excluded from further assessment.



**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
021/2070	Land at Foords Lane House, Hankham	<ul style="list-style-type: none"> <li>• The site is near to Hankham, which is not considered a sustainable settlement within the 'Settlement Hierarchy' for the emerging Local Plan.</li> <li>• There is no pedestrian access to the site and the existing vehicular access is at risk of surface water flooding.</li> <li>• Residential development on this site would form a type of development that would not resemble the existing built form of the village that is predominantly linear development along Hankham Road, and Hankham Hall Road.</li> <li>• Development could have a detrimental impact upon a number of listed buildings located within the settlement.</li> </ul>
536/3280	Land at former Railway Tracks, Rother Avenue, Stone Cross	<ul style="list-style-type: none"> <li>• The site is located adjacent to the southern boundary of Stone Cross, which has been classified as a sustainable settlement within the 'Settlement Hierarchy' for the emerging Local Plan.</li> <li>• However, the site is in an illogical position to the settlement and is unable to achieve a suitable vehicular or pedestrian access to this settlement.</li> <li>• The site is almost entirely wooded, containing woodland priority habitat. The development would have a detrimental impact upon biodiversity given the above.</li> <li>• The development of the site would be required to take into consideration neighbouring TPOs and surface water flood risk within the site.</li> <li>• The narrow form of the site severely restricts its development potential.</li> </ul>

SHELAA Reference	Site Address	Conclusion
817/3360	Land at Rose Cottage, Hankham Hall Road, Westham	<ul style="list-style-type: none"> <li>• The site is located in an isolated position, some considerable distance from the sustainable settlement of Westham to the south. The site's location is functionally and visually separated from Westham and therefore remote from local services and facilities.</li> <li>• The site does not currently have pedestrian access to the settlement and would therefore rely on the private motor vehicle to access key services, amenities and public transport options.</li> <li>• Housing development would be out of keeping and have a detrimental impact upon the general rural character and appearance of the countryside.</li> </ul>
821/2070	Land south of Catkins (formerly Patiala), Milton Street, Hankham	<ul style="list-style-type: none"> <li>• The site is located adjacent Hankham, which is not considered a sustainable settlement within the 'Settlement Hierarchy' for the emerging Local Plan.</li> <li>• Development would be required to take into consideration the flood risk within the site.</li> <li>• The site is unable to achieve a suitable vehicular or pedestrian access to the site, given the narrow form of Milton Street, which cannot be widened due to third party land ownership.</li> </ul>
1096/2070	Rear of The Paddocks, Hankham Hall Road	<ul style="list-style-type: none"> <li>• The site is located at the edge of Westham, which is a considered a sustainable settlement within the Settlement Hierarchy for the emerging Local Plan.</li> <li>• Development of the site would require consideration of the surface water flood risk within the site, priority habitat to the northeast and the noise generated from the A27 to the north.</li> <li>• The site is unable to achieve a suitable vehicular or pedestrian access to the site. Both Peelings Lane and Hankham Hall Road are rural lanes, which cannot be widened to accommodate a suitable pedestrian or vehicular access to the site to serve this quantum of development.</li> <li>• Access cannot be provided to the A27 to the north as this would require significant</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>alterations, which would not be viable for a site of this size.</p> <ul style="list-style-type: none"> <li>The site is therefore isolated from the services, amenities and public transport options provided in Westham.</li> </ul>

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’:

The following sites are considered ‘reasonable alternatives’ and have been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
109/1620	Land to the east of Golden Jubilee Way, A22, Westham	<ul style="list-style-type: none"> <li>The site is substantial, relatively open, and exposed site on the southern fringes of Stone Cross.</li> <li>There are significant concerns that the site will be unable to achieve suitable pedestrian or vehicular access from the site to the A22 or to Stone Cross itself, given the viability of the site.</li> <li>Development of the site would require access from the A22, which would require significant works that would likely affect the viability of the site given its restricted developable area.</li> <li>The amenity of future occupiers could be impacted by the significant traffic noise generated from the adjacent busy A22.</li> <li>A substantial part of the site is affected by fluvial flood risk, which would preclude residential development on about half of the site, limiting developable areas to the north-west and north-east parts of the site.</li> <li>Residential development at this sensitive urban edge would affect the openness between Stone Cross and Eastbourne and would have a detrimental impact upon the wider landscape.</li> <li>There are also concerns that development could impact upon the priority habitats located within and adjacent the site.</li> </ul>
221/3360	Fairfield Farm, Eastbourne Road, Westham	<ul style="list-style-type: none"> <li>The site lies partially within the proposed settlement boundary for Westham, which has been classified as a sustainable</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>settlement within the emerging 'Settlement Hierarchy' for the Local Plan.</p> <ul style="list-style-type: none"> <li>• Development of the site would be required to consider flood risk (Flood Risk Zones 2 and 3) that covers significant parts of the site and the priority habitat located throughout the site and the sites proximity to the Pevensey Levels.</li> <li>• Development of the land for residential purposes would also result in the loss of employment floorspace within the site, the loss of which, would require further assessment.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive. This is because the site is clearly visible in the landscape and the impact of housing in this location would be significant.</li> <li>• Development would require the upgrading of the existing vehicular access onto Eastbourne Road.</li> </ul>
242/3360	Land adjacent to Peelings Lane	<ul style="list-style-type: none"> <li>• The site is located at the northern edge of Westham which is considered a 'sustainable settlement' according to the settlement hierarchy for the emerging Local Plan.</li> <li>• The site is unlikely to achieve a suitable vehicular or pedestrian access to serve development given the steep lined banks of Peelings Lane and its narrow nature at this section of the road.</li> <li>• This site lies within a larger site that has also been put forward for development (1099/3360) and should large scale development come forward within this area, then this site may be considered suitable for development as an access could be achieved.</li> <li>• Development of the site would be required to take into consideration the flood risk within the eastern part of the site and the implications of development upon biodiversity, given the close proximity to the Pevensey Levels, priority habitats and a BOA.</li> </ul>

SHELAA Reference	Site Address	Conclusion
473/3360	Land adjacent to 125 Rattle Road, Westham.	<ul style="list-style-type: none"> <li>• The site is located at the western edge of Westham, which is considered a sustainable settlement in the Settlement Hierarchy for the emerging Local Plan.</li> <li>• The development of this site would be required to provide an upgraded or new vehicular access onto Rattle Road to the north and make improvements to existing pedestrian connectivity to the settlement.</li> <li>• Development of the site would be precluded within large parts of the site that are located within Flood Zones 2 and 3 and development could only come forward on the northern frontage of the site, aligned with Rattle Road.</li> <li>• The development of the site would be required to take into consideration the impacts of biodiversity, given the presence of a BOA, water course and priority habitat.</li> </ul>
529/3280	Dittons Nursery, Dittons Road, Stone Cross	<ul style="list-style-type: none"> <li>• The site is located within the proposed development boundary of Stone Cross, which is considered a sustainable settlement in the 'Settlement Hierarchy' for the emerging Local Plan.</li> <li>• The redevelopment of the site may involve the loss of the garden centre, which would require further consideration given the potential impact on the local economy.</li> <li>• The development of the northeastern part of the site would require the provision of a new vehicular access, likely to be achieved via Lilac Lane to the west of the site.</li> <li>• The development of the site would be required to protect the priority habitat/ ancient woodland within the site and to consider the impacts of development upon biodiversity.</li> <li>• The noise generated from the A27 to the north and the large pylon within the southern part of the site also require consideration.</li> <li>• This eastern part of the site was refused planning permission for 30 (net) dwellings under planning reference</li> </ul>

SHELAA Reference	Site Address	Conclusion
		WD/2022/3369/MAJ, but a smaller revised scheme could still be supported in principle, subject to ecological measures and buffers being in place.
575/3280	Land at Hazelbank, Rattle Road.	<ul style="list-style-type: none"> <li>The site is located within the proposed development boundary of Stone Cross, which is considered a sustainable settlement in the 'Settlement Hierarchy' for the emerging Local Plan.</li> <li>Planning permission was refused at appeal for 12 dwellings under planning reference WD/2021/0102/MAJ.</li> <li>In part this was due to the delivery of a suitable vehicular access given the restricted visibility splays provided onto Rattle Road, which bends at this location.</li> <li>It is not considered that the site will be able to achieve a suitable vehicular access to the site via the existing development to the north, although there may be options to achieve this.</li> <li>Development of the site would require consideration of the surface water flood risk along the northern boundary and to carefully consider the design of the scheme to protect surrounding residential amenity.</li> </ul>
675/2070	Land at Peelings and Saxon Nurseries, Hankham Road, Hankham	<ul style="list-style-type: none"> <li>The site is located adjacent Hankham. This settlement is not considered a sustainable settlement within the settlement hierarchy for the emerging Local Plan.</li> <li>The site does not benefit from the services and facilities that are required to support further residential growth in this location.</li> <li>Development of the site would be required to take into consideration the heritage assets located within close proximity to the site.</li> <li>If residential development was to be brought on this site, it would form a type of development that would not resemble the existing built form of the village that is predominantly linear development along Hankham Road, and Hankham Hall Road.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>There are existing employment uses within the site. The site may be suitable for further employment development, subject to the capacity of Hankham Road to accommodate additional vehicle movements.</li> </ul>
732/3360	Land to the North of Peelings Lane	<ul style="list-style-type: none"> <li>The site is located at the northern periphery of Westham which is considered a 'sustainable settlement' according to the settlement hierarchy for the emerging Local Plan.</li> <li>The site, as submitted, cannot achieve a vehicular or pedestrian access to serve development given the narrow form of Peelings Lane in this location. The site would require access land to the west which also forms part of SHELAA Site 1099/3360.</li> <li>The creation of a new vehicular access to the site would be required to take into consideration the trees protected by a group TPO on the southern boundary of the site.</li> <li>Development of the site would be required to take into consideration the flood risk within the site and the implications of development upon biodiversity, given the close proximity to the Pevensey Levels, priority habitats and a BOA.</li> <li>Development of the site would also be required to take into consideration the watercourse adjacent the site and the noise generated from the A27 to the north.</li> </ul>
745/2070	Land to the West of Sharnfold Farm, Hailsham Road, Stone Cross	<ul style="list-style-type: none"> <li>The site is located adjacent the built-up area of Stone Cross, which is considered a sustainable settlement in the 'Settlement Hierarchy' for the emerging Local Plan.</li> <li>The northern half of the site benefits from an extant outline planning permission for 31 (net) dwellings under planning reference WD/2020/2047/MAO. The remaining southern half of the site does not benefit from an extant planning permission.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The planning permission for the northern half of the site has achieved a suitable vehicular and pedestrian access from the Hailsham Road. These will provide connectivity to the services and amenities located within Westham.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive to development. The enclosed character of the site limits its visual influence on/within the wider landscape and the close proximity to the A27 and B2104 reduce tranquillity and sensitivity.</li> <li>• Development would also be required to take into consideration surface water flood risk, neighbouring residential amenity and the existing trees located within the site.</li> </ul>
786/2070	Land to the North of A27 at Sharnfold Farm, Hailsham Road, Westham, Pevensey	<ul style="list-style-type: none"> <li>• The site is located to the west of the built-up area of Stone Cross, which is considered a sustainable settlement in the 'Settlement Hierarchy' for the emerging Local Plan.</li> <li>• The site in isolation is landlocked and cannot achieve a pedestrian or vehicular access to the Hailsham Road.</li> <li>• Development of the site is therefore reliant on access being achieved via the land to the north (SHELAA Site 745/2060), the northern half of which has achieved planning permission that includes the creation of a vehicular access and suitable pedestrian connectivity to Stone Cross.</li> <li>• The enclosed character of the site limits its visual influence on/within the wider landscape and the close proximity to the A27 and B2104 reduce tranquillity and sensitivity.</li> <li>• Development would be required to consider the surface water flood risk within the site and the listed buildings located to the northwest.</li> <li>• Development would also be required to mitigate the noise generated from the A27 to the south.</li> </ul>



SHELAA Reference	Site Address	Conclusion
944/2070	Land to the West of the B2104, Hankham	<ul style="list-style-type: none"> <li>• This site is located in close proximity to Stone Cross and the services, amenities, and public transport options within this sustainable settlement as defined in the emerging Local Plan.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive. This is because the site is well enclosed within the landscape and is heavily screened by existing vegetation, meaning the impact of development on the wider landscape would be limited.</li> <li>• Development may be required to improve the existing vehicular access by improving visibility splays given the bend of Hailsham Road to the north.</li> <li>• Development would also be required to take into consideration neighbouring residential amenity, the high-pressure gas main that crosses the site and the noise generated from the A27 to the south of the site.</li> <li>• The site was subject to a planning appeal for 22 dwellings under planning reference WD/2020/2501/MAO that was dismissed following a refusal of the planning application. A smaller scheme could alleviate the issues considered above.</li> </ul>
1025/3280	Land south of Hankham Road, Stone Cross	<ul style="list-style-type: none"> <li>• The site is situated in a peripheral location outside Stone Cross, which is a sustainable settlement within the emerging Local Plan but lies outside of the proposed development boundary for the settlement.</li> <li>• Development of this site would result in the inappropriate extension of residential development eastwards along Hankham Road that would not be in keeping with the rural character of the area and surrounding countryside to the northeast of Stone Cross.</li> <li>• Development of the site could have a detrimental impact upon the priority habitat located adjacent the southern boundary, which encroaches into the southeastern corner of the site.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• Two Grade II listed buildings lie in close proximity to the sites western (The White House) and northern boundaries (Peelings).</li> <li>• There are also concerns that the site would be unable to achieve a suitable vehicular access, given the narrow form of Hankham Road.</li> </ul>
1099/3360	Land at Peelings Lane, Westham	<ul style="list-style-type: none"> <li>• The site at the edge of Westham, which is a considered a sustainable settlement within the Settlement Hierarchy.</li> <li>• There are significant concerns that the eastern parts of the site are unable to achieve a suitable vehicular or pedestrian access, given the narrow form and steep lined banks of Peelings Lane.</li> <li>• A vehicular access is considered to be achievable at the southwestern corner of the site, subject to significant upgrades Peelings Lane in this location.</li> <li>• Development of the site would be required to take into consideration the significant flood risk within the site and the watercourse located along the northern boundary of the site.</li> <li>• Development of the site would be required to consider biodiversity measures, given the presence of priority habitats within the site and the close proximity to the Pevensey Levels and its associated BOA.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately to highly sensitive to development overall.</li> <li>• It is considered that landscape impacts in the central and eastern portions of the site are substantial and that it would not be appropriate to deliver housing in this part of the site.</li> <li>• There are two fields in the southwestern portion of the site (including SHELAA reference 732/3360) that are well screened by existing landscape features and the visual impact of development would be more limited in these locations.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>Development would also be required to take into consideration the noise generated from the A27 to the north and the trees and hedgerows located along the site's boundaries, particularly those subject to a group TPO.</li> </ul>
1132/3280	Sharnfold Farm, Hailsham Road, Stone Cross	<ul style="list-style-type: none"> <li>The site is located adjacent the built-up area of Stone Cross, which is considered a sustainable settlement in the 'Settlement Hierarchy' for the emerging Local Plan.</li> <li>A small part of the northern edge of the site benefits from an extant outline planning permission for 31 (net) dwellings under planning reference WD/2020/2047/MAO. The remaining land does not benefit from an extant planning permission.</li> <li>Development of the remaining parts of the site would require the use of the approved vehicular access granted planning permission, or the upgrading of the existing vehicular access to Sharnfold Farm.</li> <li>The site would also require the extension of footpaths along Eastbourne Road to provide connectivity to Stone Cross, including its service and amenities.</li> <li>Development of the site would be required to consider the significant flood risk within the site and the watercourse located along the northern boundary of the site.</li> <li>Development of the site would be required to consider biodiversity given the presence of priority habitats within the site and the close proximity to the Pevensey Levels and its associated BOA.</li> <li>The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development overall.</li> <li>The north-western portion of the site (to the west of the existing vehicular access to Sharnfold Farm) is the most open in landscape terms and is rural in nature</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>given its location some distance from Stone Cross itself and is therefore not considered suitable for residential development.</p> <ul style="list-style-type: none"> <li>• The eastern portion of the site could be suitable for residential development subject to layout, the maintenance of existing tree boundaries and the provision of a suitable vehicular access.</li> <li>• The ancient woodland adjacent the site's boundaries, noise generated from the A27 and the wind turbine adjacent to the site would also require consideration.</li> </ul>
1153/3280	Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross	<ul style="list-style-type: none"> <li>• The site is located adjacent the built-up area of Stone Cross, which is considered a sustainable settlement in the 'Settlement Hierarchy' of the emerging Local Plan.</li> <li>• The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive. This is because the site is well enclosed on all boundaries by existing landscape buffers which limits the impact of development on the wider landscape.</li> <li>• Development will be required to provide a new vehicular access onto the B2104 and consider the visibility splays given the bend of Hailsham Road to the north.</li> <li>• Noise generated from the A27 will also require consideration.</li> </ul>
1187/3280	Land North of St Michaels Close, Stone Cross	<ul style="list-style-type: none"> <li>• The site is located within the built-up boundary of Stone Cross, which is considered a sustainable settlement in the Settlement Hierarchy for the emerging Local Plan.</li> <li>• The eastern part of the site benefits from Permission in Principle (PIP), which was granted for a minimum of 7 (net) dwellings and a maximum of 9 (net) dwellings under planning reference WD/2021/1759/PIP.</li> <li>• The remaining western part of the site does not benefit from an existing permission for residential development.</li> <li>• The development would be required to take into consideration neighbouring</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>residential amenity, the noise generated from the A27 to the south.</p> <ul style="list-style-type: none"> <li>• Development on the remaining part of the site would also result in the removal of priority habitat, which would require further consideration.</li> </ul>

**Parish:** Willingdon and Jevington

**Total Number of 'Live' SHELAA Sites:** 4

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
180/1510	Hindsland Playing Fields, Eastbourne Road	This site has gained full planning permission on appeal (WD/2021/0594/MEA) for 180 (net) dwellings. The site has therefore been excluded from further assessment.
236/1510	Mornings Mill Farm, Eastbourne Road, Willingdon	This site has gained outline planning permission on appeal (WD/2021/0174/MEA) for 700 (net) dwellings. The site has therefore been excluded from further assessment.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
N/A		

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
540/3370	Brodricklands and Hamlands Farm, Willingdon	<ul style="list-style-type: none"> <li>• This site comprises an agricultural field located in Willingdon to the north of land that has been granted outline planning permission under planning reference WD/2016/0986/MAO for 390 (net) dwellings and is under construction.</li> <li>• The site is partly located within Flood Zones 2 and 3 as defined by the Environment Agency (EA) and is concluded to be in large parts within Flood Zone 2 by the Council's own SFRA, which precludes residential development on parts of the site.</li> <li>• A vehicular access is considered to be achievable, subject to an agreement that the site can accessed via the new residential development under construction.</li> </ul>
1166/1620	Land west of Golden Jubilee, Eastbourne	<ul style="list-style-type: none"> <li>• The site is separated from any nearby settlements and is relatively isolated from any services and amenities.</li> <li>• The existing vehicular access is poor as it is a field gate onto the A22 to the east of the site, which is separated by a PRoW bridleway along the eastern boundary.</li> <li>• The provision of a suitable and financially viable access may not be achievable for this site.</li> <li>• The site is exposed to views from the settlement to the south as well as far reaching views to the South Downs National Park to the west.</li> <li>• A substantial part of the site's southern boundary is affected by Flood Zone 2 according to our SFRA, with the site sloping down to the Eastbourne Marshes to the south, this would restrict residential development on this part of the site.</li> <li>• Extensive drainage works would be required to mitigate the impacts of a residential development on the site including flood risk on the Willingdon Levels, as well as any existing habitats</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>on the marshes and the several watercourses south of the site.</p> <ul style="list-style-type: none"> <li>• A significant power line also crosses the northern part of the site from east to west, limiting the potential for residential development further.</li> </ul>

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’:

No sites are considered ‘reasonable alternatives’ in Willingdon and Jevington Parish for the SA.

SHELAA Reference	Site Address	Conclusion
N/A		



**Parish:** Withyham

**Total Number of 'Live' SHELAA Sites:** 16

**Stage 1a:** SHELAA sites not considered further as considered too small for assessment (under 5 (net) dwellings):

SHELAA Reference	Site Address	Conclusion
N/A		

**Stage 1b:** SHELAA sites not considered further as an extant planning permission is already in place for the entirety of the site:

SHELAA Reference	Site Address	Conclusion
756/1630	Land at Royal Mires Nursery, London Road, Lye Green	The site was granted full planning permission for five dwellings under planning permission reference WD/2020/1300/F in November 2021 and is therefore, the site requires no further assessment.

**Stage 2:** SHELAA sites not considered further as they do not contribute towards the delivery of the spatial strategy:

SHELAA Reference	Site Address	Conclusion
222/1110	Adds Farm, Hoadleys Lane, Crowborough	The sites are disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this sites does not meet the requirements of 'achieving sustainable' development under paragraph 8 of the NPPF. The sites have therefore been considered unsuitable and has been excluded from further assessment.
500/1800	Sewage Works Field, A264, Blackham	
501/1800	Allotment Field, A264, Blackham	
502/1800	The Common Field, Iron Church Lane, Blackham	
707/3400	Land at Balls Green, Station Road, Withyham	
1122/3400	Land west of Beech Green Lane, Withyham	

**Stage 3:** SHELAA site not considered further as they contain or are impacted by 'absolute constraints':

SHELAA Reference	Site Address	Conclusion
152/1110	Land north of St. Johns Road and west of Coopers Lane, Crowborough	The site is located within 400m of the Ashdown Forest SPA. This is an area of international significance for wildlife and biodiversity, and the principle of new housing development is precluded within a 400m zone outside the Ashdown Forest SPA boundary.
218/1110	Land rear of Springmount, School Lane, Crowborough	The site is located within 400m of the Ashdown Forest SPA. This is an area of international significance for wildlife and biodiversity, and the principle of new housing development is precluded within a 400m zone outside the Ashdown Forest SPA boundary.
683/1630	Land at Watch Oak Hill, Ashurst Hill, Ashurst	The site is surrounded by Flood Zone 3 and cannot be provided with a vehicular access given this constraint; therefore development is precluded in this location.
1204/1110	Hoadleys Stables, Hoadleys Lane, Crowborough	The site is located within 400m of the Ashdown Forest SPA. This is an area of international significance for wildlife and biodiversity, and the principle of new housing development is precluded within a 400m zone outside the Ashdown Forest SPA boundary.

**Stages 4 and 5:** SHELAA sites not considered further at this stage following an overall assessment against Detailed Physical and Planning Constraints and their availability/achievability:

SHELAA Reference	Site Address	Conclusion
343/2040	Land adjoining Maynards, Corseley Road, Groombridge	<ul style="list-style-type: none"> <li>The site is in close proximity to Groombridge, which is considered a 'sustainable settlement' according to the settlement hierarchy for the emerging Local Plan.</li> <li>The site would be required to take into consideration the impact of development upon the group TPO adjacent the northern boundary and the priority habitat to the west.</li> <li>Further investigation would also be required to determine whether the site</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<p>can be brought forward without detrimentally impacting a groundwater source.</p> <ul style="list-style-type: none"> <li>• The Council's 2023 Landscape Sensitivity Assessment for Groombridge confirms that this site lies within an area that is of high sensitivity to development as the landscape and visual characteristics/values are very susceptible to change and development would very likely erode key landscape features.</li> <li>• The site's location within and visual relationship to the wider High Weald National Landscape increases sensitivity to development.</li> <li>• The site cannot achieve a suitable vehicular/pedestrian access to the site due to the narrow form of Corseley Road, which cannot be widened due to third party ownership.</li> <li>• The applicant has not demonstrated that a suitable alternative vehicular/pedestrian access can be provided to the site.</li> </ul>
710/2040	Land at Florence Farm, Withyham Road, Groombridge	<ul style="list-style-type: none"> <li>• The site is in close proximity to Groombridge, which is considered a 'sustainable settlement' according to the settlement hierarchy for the emerging Local Plan.</li> <li>• Development of this site would require the provision of a new vehicular access from B2210 to the south, which would require the removal of significant hedgerows on the boundary and would have an impact upon local biodiversity.</li> <li>• The site would be required to take into consideration the small parcel of Flood Risk Zones 2 and 3 located within the site and would need to provide a SuDS to mitigate the risk of surface water flooding within the site.</li> <li>• Further investigation would also be required to determine whether the site can be brought forward without detrimentally impacting a groundwater source.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The Council's 2023 Landscape Sensitivity Assessment for Groombridge confirms that this site lies within an area that is of high sensitivity to development as the landscape and visual characteristics/values are very susceptible to change and development would very likely erode key landscape features.</li> <li>• The site's location within and visual relationship the wider High Weald National Landscape increases sensitivity to development and the B2110 to the south defines the settlement edge.</li> </ul>
1020/1110	Land adjacent to Haycocks, London Road, Crowborough	<ul style="list-style-type: none"> <li>• This is a large site that lies on the northern outskirts of Crowborough, which is considered to be a sustainable settlement within the 'Settlement Hierarchy' for the emerging Local Plan.</li> <li>• Ancient woodland bounds the northern boundary of the site.</li> <li>• The site is wholly located within the High Weald National Landscape and is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development.</li> <li>• Housing development on the site would appear out of keeping with the general rural character and appearance of the surrounding area.</li> <li>• The southwestern part of the site was refused full planning permission for 4 (net) dwellings at appeal under planning reference WD/2021/2860/F. This determined that the proposed development would cause unacceptable harm to the the character and appearance of the area, and the landscape and scenic beauty of the High Weald National Landscape that would not be conserved or enhanced.</li> </ul>

SHELAA sites taken forward to ‘**Sustainability Appraisal (SA)**’:

The following sites are considered ‘reasonable alternatives’ and have been taken forward to the SA.

SHELAA Reference	Site Address	Conclusion
213/2040	Land south of Back Lane and to the west of the railway line, Groombridge	<ul style="list-style-type: none"> <li>• The site is in close proximity to Groombridge, which is considered a ‘sustainable settlement’ according to the settlement hierarchy for the emerging Local Plan.</li> <li>• Development of the site would require the provision of a new vehicular access from Lealands Close to the north, which although is subject to constraints, has been demonstrated as achievable under planning reference WD/2021/2568/MAJ.</li> <li>• Development of the site would be required to consider the impact of development upon the wider landscape, particularly as the site is wholly located within the High Weald National Landscape and a TPO is located within the northern part of the site.</li> <li>• Further investigation would also be required to determine whether the site can be brought forward without detrimentally impacting a groundwater source.</li> </ul>
576/1110	Land to rear of Cooks Corner Farm and to the north of houses fronting London Road, Crowborough	<ul style="list-style-type: none"> <li>• The site lies at the northwestern edge of Crowborough, within the proposed development boundary for the settlement. Crowborough is considered a sustainable settlement within the ‘Settlement Hierarchy’ for the emerging Local Plan.</li> <li>• The site would be required to consider the creation of an upgraded vehicular access from London Road, but this is considered achievable.</li> <li>• The site is wholly within the High Weald National Landscape and the 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to development.</li> <li>• The site was refused outline planning permission for 31 (net) dwellings at appeal under planning reference WD/2021/1699/MAO.</li> </ul>

SHELAA Reference	Site Address	Conclusion
		<ul style="list-style-type: none"> <li>• The planning inspector determined that the proposal would cause harm to the character and appearance of the area and would cause harm to the landscape character of the High Weald National Landscape.</li> <li>• It is considered that a scheme proposing a lower quantum of development in this location would potentially be able to mitigate these impacts upon the landscape.</li> </ul>



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