

Housing Site Options Background Report

November 2017, updated September 2018

**Local Plan Part 2: Site Allocations and
Development Management Policies**



Lewes District Council

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1. Introduction

- 1.1 The Lewes District Local Plan Part 1: Core Strategy sets out the overarching housing requirement, minimum 6,900 net additional dwellings, for the district over the Plan period (2010- 2030). A number of strategic housing site allocations are identified within Local Plan Part 1 to deliver a proportion of this housing requirement. Spatial Policy 2 of the Local Plan Part 1 sets out level of planned housing growth, distributed to a number of settlements, to be delivered through either Local Plan Part 2: Site Allocations and Development Management Policies, neighbourhood plans or the South Downs National Park Local Plan. In addition, Local Plan Part 2 will only apply for the areas of the district that fall outside the South Downs National Park.
- 1.2 Local Plan Part 2 will identify sites to meet the housing growth figures set out Spatial Policy Part (2) where 'made' (adopted) or emerging neighbourhood plans has not, or will not, identify housing site allocations. Consequently, Local Plan Part 2 will only identify draft housing allocations for the settlements/ areas of: Barcombe Cross; North Chailey, South Chailey; and Edge of Burgess Hill (within Wivelsfield Parish). Three unimplemented housing allocations in Ringmer and Newhaven are proposed to be taken forward as they have not been identified within their respective neighbourhood plans.
- 1.3 This document sets out the consideration of housing options that fed into the 2017 Draft Consultation document. It has then been updated to reflect any relevant amendments to sites through the Strategic Housing and Economic Land Availability Assessment (SHELAA). The document draws together relevant aspects such as: representations received to the 2013 Local Plan Part 2 Issues and Options and 2017 Draft Consultation document consultations; outcomes of the Sustainability Appraisal (incorporating a Strategic Environmental Assessment); conclusions of the SHELAA; and local community views.
- 1.4 Section 3 describes the steps taken from the initial gathering of sites, through the stages of assessment to establishing a shortlist of potential housing site options presented for consultation. To support this story, the table in Appendix 2 brings together the housing site options set out at the Issues and Options stage and additional sites assessed through the SHELAA process, accompanied by a brief commentary on the sites' current position.
- 1.5 This document forms part of the wider evidence base for Local Plan Part 2 and should be read in conjunction with other relevant studies, some of which are highlighted in the sections below.
- 1.6 It should be noted that whilst neighbourhood plans have access to the Council's background studies, they are able to form their own evidence base and approach to housing site selection. Therefore, this report is not intended to set out a blanket framework for assessing housing sites.

2. Background & Context

Local Plan Part 1: Joint Core Strategy

- 2.1 Local Plan Part 2 must be consistent with the strategy and policies of Local Plan Part 1, so far as they relate to the areas of the district outside the South Downs National Park (SDNP).
- 2.2 The Vision and Strategic Objectives of Local Plan Part 1 influenced the direction of the spatial strategy and policies within the plan. The Vision sets out the overarching aspiration of what the area will be like by 2030, whilst the Strategic Objectives aim to deliver the Vision. In identifying site allocations, and development management policies, Local Plan Part 2 should continue to reflect these aspects of Local Plan Part 1.
- 2.3 The Local Plan Part 1's Spatial Strategy follows on from the Vision and Strategic Objectives identifying where development and change will take place. The Spatial Strategy broadly seeks to:
 - Focus new housing development to the four main towns;
 - Enable appropriate levels of new housing development at the most sustainable settlements;
 - Allow a contribution from small-scale infill and redevelopment (windfall); and
 - Generally limit new housing development in the countryside, except in exceptional circumstances (rural exceptions sites).
- 2.4 Key to the above are Spatial Policies 1 and 2 which identify the level and distribution of housing to be delivered over the plan period. The level and distribution of housing growth to individual settlements (part (2) of SP2) were informed by a number of factors such as housing need, the sustainability of a settlement and potential capacity in terms of housing and infrastructure. It is these levels of housing growth which LPP2 plans for.

3. Site Identification and Assessment

Source of Sites

- 3.1 The Council's 2013 Strategic Housing Land Availability Assessment (SHLAA), later becoming the Strategic Housing and Economic Land Availability Assessment (SHELAA), informed the site options for the Issues and Options. Since then, a rolling 'call-for-sites' has enabled additional sites to be submitted and assessed through the annual updates of the SHELAA. In addition to the rolling 'call-for-sites' other sources of potential sites have been explored; for example sites within the planning system and public sector owned land. Further information regarding the SHLAA/ SHELAA can be found on the Council's website (www.lewes-eastbourne.gov.uk).
- 3.2 Furthermore, a specific 'call-for-sites' was held ahead of the Local Plan Part 2 Issues and Options consultation. Sites submitted through the 'call-for-sites', as well as those identified through representations received to the Issues and Options consultation, were considered through the subsequent 2014 SHLAA update.
- 3.3 Ahead of the 2017 SHELAA update the Council wrote to all last known proponents of sites, outside the SDNP, concluded to be Deliverable or Developable in the 2015 SHELAA. The purpose of this was to firstly, check that current contact details were correct and secondly, confirm sites were still considered available for potential housing.
- 3.4 Sites concluded to be either Deliverable or Developable in the 2017 SHELAA, outside of neighbourhood plan areas, have been given further consideration as potential housing site allocations through Local Plan Part 2. The SHELAA has subsequently been updated and takes into account representations received to the 2017 LPP2 Draft Consultation, as well as any newly submitted sites or information received from proponents.
- 3.5 As part of the Council's 2017 Draft Consultation a number of representations proposing additional potential housing allocations were submitted. These sites have been fed into the 2018 update of the SHELAA either as new sites to assess or update existing information held on the site(s). No new additional sites have been proposed as part of the Pre-Submission Local Plan Part 2 document.

Site Assessment

- 3.6 As highlighted above, the SHELAA has played an important role in identifying and assessing sites for potential future residential development. The SHELAA assessed sites against a set of criteria, noting each criterion as either: Positive, Neutral, Negative or Showstopper. Following the assessment a conclusion would be reached as to the site's suitability, availability, achievability and ultimately its deliverability, from the cumulative factors assessed.

- 3.7 For this stage of Local Plan Part 2 further consideration has been given to the housing site options incorporating the emerging conclusions of the Sustainability Appraisal, local infrastructure needs identified within the Infrastructure Delivery Plan (IDP), representations to the Issues and Options consultation and local community views (such as visions and objectives of made and emerging neighbourhood plans). Together the above are used to balance other factors of the site's assessment.
- 3.8 The areas of consideration are summarised in the below table and expanded upon in Appendix 2.

Table 1: Site considerations

Site Considerations	
A	2018 Strategic Housing and Economic Land Availability Assessment (SHELAA)
B	Location
C	Status of Land (Brownfield/ Greenfield)
D	Land use
E	Flood risk
F	Protected Habitats & Species
G	Accessibility to services
H	Built Environment
I	Landscape & Green Infrastructure
J	Historical Environment & Assets
Sustainability Appraisal	
Infrastructure Delivery Plan	
Representations received to previous Local Plan public consultations/ Community Views	

Sustainability Appraisal/ Strategic Environmental Assessment (SA/SEA)

- 3.9 In accordance with European and National legislation, documents prepared for the Local Plan must be subjected to a Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA). As part of the Issues and Options consultation a Sustainability Appraisal/ Strategic Environmental Assessment Scoping Report was published. This SA/ SEA Scoping Report set out the scope of the SA and proposed sustainability objectives to test subsequent policy options, site allocations and draft policies.
- 3.10 The 2017 Sustainability Appraisal tests potential site allocations and policy options. It has been updated, where appropriate, to reflect comments received to the Draft Local Plan Part 2. The sustainability appraisals fed into the below site assessments.

Infrastructure Delivery Plan (IDP)

- 3.11 The Infrastructure Delivery Plan (IDP) sets out the key strategic infrastructure that is required to support the objectives and spatial strategy of Local Plan Part 1 and identified how, when, where and by whom this will be delivered. The main infrastructure groups identified, for the purpose of the IDP, are:
- Transport;
 - Education;
 - Health;
 - Community;
 - Emergency Services;
 - Utilities; and
 - Green Infrastructure.
- 3.12 The outcomes of the May 2016 IDP have been incorporated into this document. However, the IDP, as a 'living document', is currently being updated. Therefore assessments may be revisited if significant changes are raised by relevant infrastructure providers which might impact a site's deliverability and consideration as a housing site allocation.

Representations and Community Views

- 3.13 As highlighted in paragraph 3.2 above, the consideration of housing site options at this stage takes into account representations received to the Local Plan Part 2 Issues and Options and Draft Consultation Plan consultation stages. Where relevant, a summary of the comments received are included against each site.
- 3.14 Approximately 200 representations were received at the Issues and Options consultation stage. A significant number of these included comments in relation to specific housing site options. A summary document of representations received is published alongside the draft Local Plan Part 2 document. Approximately 325 individual representations were made to the 2017 Draft Consultation Plan.
- 3.15 In addition to the representations, a number of Parish and Town Councils within the district have prepared, or are preparing, neighbourhood plans. As with Local Plan Part 1, a neighbourhood plan develops a vision for what the neighbourhood area will look like at the end of the plan period. A number of objectives should then be developed alongside the vision to help the plan achieve its vision. Together, they provide a valuable understanding of the aspirations of the local community. Therefore, where applicable, the vision and objectives of the relevant neighbourhood plan has formed part of the below site assessments.

4. Site Assessments

- 4.1 This section contains the assessments of housing site options for the towns and villages. Recommendations as to which site(s) should be identified as draft housing site allocations through Local Plan Part 2 are provided within each settlement sub-section.

Table 2: Summary of housing site options

Summary of site options considered suitable to take forward as allocations		
Site ref	Site address	Number of units
New housing allocation options		
Edge of Burgess Hill (within Wivelsfield Parish)		
BH/A01	Land at the Nuggets, Valebridge Road	14
Barcombe Cross		
BA/A01	Land at Hillside Nurseries, High Street	10
BA/A02	Land adjacent to the High Street	25
BA/A04	Land at Bridgelands	7
North Chailey		
CH/A03	Land at Glendene, Station Road	10
CH/A08	Land at Layden Hall, East Grinstead Road	6
South Chailey		
CH/A01	Land adjacent to Mill Lane	10
Unimplemented 2003 Lewes District Local Plan housing allocations		
NH/A07	West Quay, Fort Road (also known as The Marina)	300
NH/A17	Land off Valley Road (also known as Land South of Valley Road)	24
RG/A16	Caburn Field, Anchor Field	90

- 4.2 Since the 2017 Draft Consultation Plan one site has been deleted and the capacity of two sites amended. Table 3 below sets out the changes.

Table 3: Deleted or amended site options

Summary of site options considered suitable to take forward as allocations			
Site ref	Site address	Number of units	Amendment & reason
New housing allocation options			
Edge of Burgess Hill (within Wivelsfield Parish)			
BH/A04	Land at Oakfields, Theobalds Road	10	Site option deleted as no longer available for allocation.
Barcombe Cross			
BA/A01	Land at Hillside Nurseries, High Street	6	Number of units increased to reflect new mixed use allocation.
Unimplemented 2003 Lewes District Local Plan housing allocations			
RG/A16	Caburn Field, Anchor Field	60	Number of units increased to 90 to reflect recent development proposals.

Towns

Edge of Burgess Hill (Within Wivelsfield Parish)

Edge of Burgess Hill (within Wivelsfield Parish) Site Options

Site reference	Site name
BH/A01	Land at the Nuggets, Valebridge Road

BH/A01 Land at The Nuggets, Valebridge Road

Proposed housing allocation reference = BH01

Site Capacity = 14 units.

Site Area = 1.2ha

	Commentary
A	2018 SHELAA site assessment (18WV) concluded site to be Deliverable, suitable in principle, available for development in the next 5 years and considered achievable. Site was also promoted jointly with BH/A02 (Land at The Homestead) as BH/A05 which has since been approved for development. Site would make a contribution to the identified planned level of housing growth (100 units) for Edge of Burgess Hill (Wivelsfield Parish).
B	Site is located within 500m of Burgess Hill and Theobalds planning boundaries.
C	Predominately Greenfield site.
D	Site currently has a residential property (The Nuggets) and some outbuildings on site. Proponent indicates property is to be demolished.
E	Site is within Flood zone 1.
F	No nationally or locally designated protected sites on or adjacent to site. No recordings of protected species taken on or adjacent to site.
G	All services available in Burgess Hill are over 1km from the site. However, a bus stop with services to the train station and services is accessible within walking distance of the site. (Local shop – 1.17km, primary school – 1.1km, doctors – 2.1km, bus stop – 400m, train station (Wivelsfield) – 1.14km). Existing footpath on east side of carriageway connects the site, via existing vehicular access point, to Burgess Hill. A footpath into site will need to be provided.
H	The site lies approximately 350m north of Burgess Hill. From the north of the town extends Valebridge Road. The character of this area is historically linear in form. Development is predominately formed of one and two storey detached properties set back from the road and with long rear gardens. Development of this site would form a small cluster of houses to the rear of

	<p>Valebridge Road, altering the immediate pattern of development, but will not extend as far as the built line of the recent Theobalds development to the south.</p> <p>Adjacent densities are approximately 8dph (Valebridge Road).</p> <p>It is considered that development would have a neutral impact on the built environment.</p>
I	<p>The site falls within the Western Low Weald area, as defined by the East Sussex County Landscape Assessment, with characteristic features such as small and irregular fields, bordered by mature trees and remnant woodland present. The Landscape Capacity Study concludes that the site lies within a landscape character area considered to have a medium/ high capacity for change. The site is well contained by existing woodland parcels and banks of trees to the north, east and west of site. Existing development along Valebridge Road to the west also limit any views of site further to the west. Trees and woodland form an existing strong landscape framework and should be retained to minimise any potential visual impacts of development. Two sections of Ancient Woodland immediately abut the parts of southern and northern boundaries of the site. At least a 15m buffer between development and Ancient Woodland will be required, subject to detailed tree surveys. Area would benefit from defined and defensible landscape buffer. The above offer the site, and wider area, a range of green infrastructure opportunities which should be taken into consideration.</p>
J	<p>No historical assets designated on or adjacent to site, however may have archaeological interest. Development of site is not considered to have an adverse impact on the historic environment.</p>
Sustainability Appraisal	<p>Overall the Sustainability Appraisal does not identify any significant factors that would consider the site an unsuitable option for housing. The appraisal scores positively against Objective 1 (Housing) due to the site's contribution to housing, including affordable. Site scores negatively against Objective 7 (Land Efficiency) as it is predominately greenfield land. SA also notes the good range of services available in Burgess Hill and proximity of Ancient Woodland to be considered. Site has little impact against other indicators.</p> <p>The 2018 appraisal of the housing site allocation reflects the additional criteria, lessening potential impacts against Objectives 8 (Biodiversity) and 9 (Environment).</p>
Infrastructure Delivery Plan	<p>Whilst the IDP does not highlight any infrastructure concerns for the district from this development, it is likely to impact upon the infrastructure in Burgess Hill. The District Council will need to work closely with East and West County Councils to ensure new development is sufficiently supported.</p>
Public consultation comments/ Community Views	<p>New housing site option following inclusion of a planned housing growth figure for Edge of Burgess Hill through Local Plan Part 1 examination process.</p> <p>Whilst Wivelsfield Parish have a 'made' neighbourhood plan it does not identify housing allocations for the Edge of Burgess Hill area. Southern Water commented that an easement would be required to retain access to the combined and foul drainage sewers under the sites: this can be done within the layout design.</p> <p>East Sussex County Council suggested that there may be archaeological interest at site: additional policy criteria included.</p>

	<p>Natural England suggested emphasise should be given to the importance of irreplaceable woodland and role in habitat networks. The strengthening of this criterion was also supported by Sussex Wildlife Trust.</p> <p><i>General comments:</i> loss of greenfield, surface water run-off, needs to reflect Wivelsfield Neighbourhood Plan</p>
Summary	<p><i>Site is considered suitable for housing in principle, available in the next 5 years and considered achievable. Site is within 500m of the planning boundary and sits relatively well within its surrounding built environment and landscape. Site would continue the recent pattern of infill development to the east of Valebridge Road.</i></p> <p><i>Key services are available in Burgess Hill by bus which is within walking distance of the site, but otherwise residents would be reliant on private transport.</i></p> <p><i>Site is within a potentially sensitive location due to parcels of Ancient Woodland immediately adjacent and in close proximity to the site's northern and southern boundaries. Buffer required to development. The surrounding areas of woodland are potentially providing habitats and green networks, as well as natural screening to the surrounding landscape, which should be retained and protected.</i></p> <p><i>The Sustainability Appraisal concluded mostly no impact against the social, economic and environment objectives. The provision of housing, including affordable, should be balanced with the loss of greenfield land and potential impacts on Ancient Woodland in considering this site option as a housing allocation.</i></p> <p><i>If the opportunity in future arises, development of this site may be strengthened by considering it in conjunction with the adjoining site to the south (BH/A02).</i></p> <p><i>No showstopper constraints identified by key stakeholders. Some general comments received to the 2017 Draft Consultation Plan, both objecting and supporting. It is considered that concerns can be resolved.</i></p>

BH/A04 Land at Oakfields, Theobalds Road	
Site Capacity = 3 units.	
Site Area = 0.72ha	
Commentary	
SHELAA site assessment (19WV) previously concluded the site to be Deliverable, suitable in principle, available for development in the next 5 years and considered achievable for 10 dwellings. However, the 2018 update filtered the site due to the proponent stating that development would only be for 3 dwellings.	
Public Consultation comments/ Community Views	Housing site option was first identified following the inclusion of a planned housing growth figure for Edge of Burgess Hill through Local Plan Part 1, after consultation Local Plan Part 2 Issues and Options. Proposed allocation received a significant level of objections from residents at the draft Plan stage including, but not limited to, potential

	<p>impacts on local biodiversity and green infrastructure (Ancient Woodland, bridleway), local historical environment; amenity of existing nearby residents; accessibility to services, also unsuitability of access, over development and lack of infrastructure. Comments were also received from key stakeholders on surface water flooding, archaeological potential, access and additional traffic movements, conflict with bridleway users, infrastructure delivery and consistency with Wivelsfield NP and other Part 2 policies. Whilst Wivelsfield Parish have a made neighbourhood plan it does not identify housing allocations for the Edge of Burgess Hill area.</p>
Summary	<p><i>Site is filtered from 2018 SHELAA due to change of proponent's intentions. No longer considered available to consider as a housing allocation option.</i></p>

Edge of Burgess Hill (within Wivelsfield Parish) housing allocation recommendation

- 4.3 Local Plan Part 1 identifies a minimum of 100 net additional dwellings for the Edge of Burgess Hill (within Wivelsfield Parish). Previous SHELAA assessments have identified several potential suitable sites for housing. However, allocation options are limited as a number of sites have since come forward.
- 4.4 Two former site options (BH/A02 and BH/A03) totalling 81 net dwellings have come forward as planning applications: LW/16/1040¹ and LW/14/0350² respectively.
- 4.5 Sites BH/A01: Land at The Nuggets is the one remaining site considered to be a suitable option to take forward as a housing allocation to meet the residual 19 net additional units. The site is in a relatively sustainable location with access to a good range of services and facilities within the town of Burgess Hill. It is considered that the site is acceptable in principle in landscape terms and able to respond positively to potential constraints such as adjacent TPOs and Ancient Woodland. In addition, the site is available for early delivery. The site amounts to a potential delivery of 14 net additional dwellings. The Sustainability Appraisal supports the selection of BA/A01 as a housing allocation within Local Plan Part 2.

Villages

Barcombe Cross

¹ Land to the Rear of the Rosery, Valebridge Road permitted for 54 net additional dwellings.

² Sunnybrae, Valebridge Road permitted for 27 net dwellings.

<i>Barcombe Cross Site Options</i>	
Site reference	Site name
BA/A01	Land at Hillside Nurseries, High Street
BA/A02	Land adjacent to the High Street
BA/A03	Land north of the High Street
BA/A04	Land at Bridgelands

<i>Site reference</i> BA/A01	<i>Land at Hillside Nurseries, High Street</i>
Proposed housing allocation reference = BA01	
Site Capacity = 10 units.	
Site Area = 0.69ha	
	Commentary
A	2017 SHELAA site assessment (03BA) concluded site to be Developable – Suitable and Available but unknown achievability. Achievability constraints were due to the potential need of third party land to achieve passing places as indicated by ESCC highways for suitable access to be provided. Also, some cutting back of vegetation may be required to provide required visibility, but considered achievable. However, further survey work undertaken by the site proponent states that the required widths are achievable, within the same ownership. As such, the site is now concluded Deliverable. The 2018 SHELAA update reflects this. Site would contribute towards the identified planned level of housing growth (minimum 30 net units) for Barcombe Cross.
B	Site is adjacent to Barcombe Cross planning boundary.
C	Partially brownfield site. Some disused buildings are located in south west corner of site.
D	Predominately vacant site. Retained 2003 LDLP policy, BA1, overlaps with the north eastern section of the site which allocates the land for recreational purposes. A proportion of the larger site is now proposed to be safeguarded through the draft BA01 allocation for the provision of recreational facilities.
E	Site is within Flood Risk Zone 1.
F	No nationally or locally designated protected sites on or adjacent to site. No recordings of rare or protected species on or immediately adjacent to site. Slow worms and grass snakes recorded approximately 50m from site boundary.
G	Site is within walking distance of Barcombe Church of England primary school, shop and post office within the village. Bus stops located on High Street provides services (Mon-Fri, every 2 hours) to Cooksbridge railway station and Lewes town, however only every 2 hourly service and no Sunday service. (Local shop – 330m, primary school – 530m, doctors – 6km (Ringmer), bus stop – 220m, train station – 4km (Cooksbridge). Other

	<p>facilities available in the village include a public house. The Rural Settlement Study (RuSS) is defines Barcombe Cross as a Service Village.</p> <p>An existing pavement on the north side of the carriageway (High Street) links the village centre to the junction of the High Street and site access track providing a safe route to access local services.</p>
H	<p>Development of site is considered to complement existing built environment. Barcombe Cross is a nucleated village concentrated around the crossroads of the High Street, School Hill and Barcombe Mills Road. The village is located on a natural ridge, giving it an elevated position within the surrounding landscape. The site is immediately bordered by relatively modern residential development to the south east (The Grange) and north west (Hillside; single property), small grass fields/ recreation area and paddocks to north east and south west.</p> <p>Surrounding built environment is characterised by two storey detached and terraced properties. Densities vary between 10dph (High Street/ Weald View) and 22dph (The Grange).</p>
I	<p>The site falls within the Western Low Weald area, as defined by the East Sussex County Landscape Assessment, with characteristic features such as smaller and irregular shaped fields, tree shaws and boundary hedges, as well as its slightly elevated position and valley stream.</p> <p>Site has limited views into and from the surrounding landscape. Existing relatively mature hedges, with individual mature trees along the north-east and south-east boundary, border the site with a maintained garden hedge running north-west/ south-east through the middle of the site. The hedges and existing residential development to the south (The Grange) and north-east (School Field) partially screen the site from surrounding views. The boundary hedges and trees should be retained to minimise potential visual impacts from development.</p>
J	<p>Site is within Barcombe Cross Conservation Area. The Barcombe Conservation Area Appraisal notes that the historic core is focussed around the crossroads and down the High Street with some modern expansion to the south (Monger's Mead and Weald View) and east (The Grange).</p> <p>The property, Hillside, located to the west of the site, is noted within the CAA as one which makes a contribution to the townscape. Development is considered to have a neutral impact on the historic environment.</p>
Sustainability Appraisal	<p>Overall no significant impacts were identified for this site option through the Sustainability Appraisal. The site option scores mainly no impact against the SA indicators. Site option scores positively against Objective 1 (Housing). The only negative score is against Objective 7 (Land Efficiency) with the loss of potentially high grade agricultural land. SA also indicates uncertain effects against Objectives 3 (Travel) & 9 (Environment) noting the availability of only some key services, infrequency of bus service and location within Barcombe Conservation Area. 2018 appraisal has been amended to reflect amendments made to the site allocation to make provision for public amenity space, now scores positively against Objective 4 (Community).</p>
Infrastructure Delivery Plan	<p>IDP does not identify any infrastructure capacity concerns in Barcombe Cross at this stage. However, the District Council will continue to liaise with ESCC and other key service providers to ensure that the situation is monitored and any future issues</p>

	identified.
Public consultation comments/ Community Views	<p>Two site specific responses received to Issues and Options consultation: one opposing and one supporting (ESCC). Reason for opposition: access is reliant on third party land with no formal agreement (ransom strip). <i>LDC – Proponent indicates that there is an agreement in principle to providing the necessary required access solution. However, representation from agent of third party said there is no agreement in place.</i></p> <p><i>General comments received to Draft LPP2 Consultation: Loss of recreation allocation, impact on character of village and historic assets, access, landscape sensitivities.</i></p>
Summary	<p><i>Site is considered suitable and available for housing. Indicative density achieved on site is 15dph which is considered suitable for site and complies with Core Policy 2. The larger site allows for the provision of recreation facilities needed to address a shortage of children’s equipped play space, and informal play space. Suitable access is achievable within same land ownership, thereby removing the need for third party land. Site is in a relatively sustainable location with services providing day-to-day necessities available within the village and accessible by foot. Other services are accessible by car or bus, albeit bus services are limited.</i></p> <p><i>Development in this location is well related to the existing built up area and could be well integrated into the existing built environment. Sensitive design and layout will be required to ensure that potential impacts on surrounding, historic, built environment and wider landscape are minimised. The retention of existing hedges and trees would help in achieving this. The Sustainability Appraisal concluded mostly no impact against the social, economic and environment objectives. Positive impacts due delivery of housing, including affordable housing contribution. Also considers that provision of recreation land to meet play space shortfall is benefit to local community. Loss of greenfield land and potential negative impacts on landscape and historic environment are factors in considering this site option as a housing allocation.</i></p> <p><i>The site option received one objection and one support at the Issues and Options public consultation. A potential constraint to delivery due to reliance of third party land for access. Whilst proponent states that there is agreement with third party to provide the required land for a passing bay this is not in place. Some general comments received to the 2017 Draft Consultation Plan, both objecting and supporting. It is considered that concerns can be resolved.</i></p>

**Site reference
BA/A02**

Land adjacent to the High Street

Proposed housing allocation reference = BA02

Site Capacity = 25 units.

Site Area = 1.24ha

	Commentary
A	<p>2017 SHELAA site assessment (05BA) concluded site to be Developable – Suitable and Available but unknown achievability. Site would be available in the next 5 years for residential development. It is now confirmed that an easement exists allowing access from this site to the High Street. Suitable access is therefore considered achievable without risk of ransom strip. As such, the 2018 SHELAA now concludes the site to be Deliverable. Highways indicated through SHELAA assessment process that some cutting back of vegetation may be required to provide required visibility, but considered achievable.</p> <p>Site would contribute significantly to the identified planned level of housing growth (30 net units) for Barcombe Cross.</p>
B	Site is adjacent to Barcombe Cross planning boundary.
C	Greenfield site.
D	Vacant site. Currently being used as paddock.
E	Site is within Flood Risk Zone 1. Development will need to consider potential surface water run-off from development of site. SuDS should be considered to help mitigate and/or address potential impacts of development.
F	No nationally or locally designated protected sites on or adjacent to site. Protected species (slow worms and grass snakes) recorded on site. Grass snake and slow worm also identified as a Biodiversity Action Plan species on site.
G	<p>Development is within 400m and 800m of several key services available in the village. It is also within walking distance of a bus stop with services to Cooksbridge train station and Lewes town, however only every 2 hourly service and no Sunday service. (Local shop – 310m, primary school – 500m, doctors –6km (Ringmer), bus stop – 190m, train station – 4km (Cooksbridge). Other facilities in the village include a public house. The Rural Settlement Study (RuSS) is defines Barcombe Cross as a Service Village.</p> <p>An existing pavement on the north side of the carriageway (High Street) runs from the village centre to the junction of the High Street and site access track providing a safe route to access local services.</p>
H	<p>Development of site is considered to complement existing built environment. Barcombe Cross is a nucleated village concentrated around the crossroads of High Street, School Hill and Barcombe Mills Road. The historic buildings are focussed around the crossroads and the High Street, with clusters of modern development set behind these three main streets.</p> <p>The site is bordered by residential development to the east (Wheelwrights, Vine Slead and Hillside), the west (Bridgelands) and south (south of High Street) and rough grassland and section of woodland to the north. The surrounding built environment is characterised by predominately two storey detached properties. Densities vary between 10dph (High Street/ Weald View) and 22dph (The Grange).</p>
I	The site falls within the Western Low Weald area, as defined by the East Sussex County Landscape Assessment, with characteristic features such as smaller and irregular shaped fields, tree shaws and boundary hedges, as well as its slightly elevated position and valley stream. The Landscape Capacity

	<p>Study concludes that the site lies within a landscape character area considered to have a low capacity for change.</p> <p>Site is a medium sized grass field in a visually sensitive location on the western edge of the village visible when approaching the village from the west. Land slopes down towards the road (High Street) which runs along the southern boundary. Development in this location will be visible from the immediate vicinity.</p> <p>Wider views into and from the site are limited by the railway embankment to the west, existing development to the east and south-east and mature trees to the north. Boundary trees and hedges should be retained to help mitigate potential visual impacts.</p>
J	<p>Small section of south east corner is within an Archaeological Notification Area designation (Barcombe Cross) as Post-medieval hamlet and WWII remains. Site is enveloped on three sides by the Barcombe Cross Conservation Area. The Barcombe Conservation Area Appraisal (CAA) notes that the historic core is focussed around the crossroads and down the High Street with some modern expansion to the south (Monger's Mead and Weald View) and east (The Grange). Adjacent to the site the CAA identifies a building to the south (Willow Cottage) of local or historic interest and which makes a positive contribution to the CA to the north. The building dates to the early 19th Century and was possible built as a toll-house.</p> <p>Development is considered to have a neutral impact on the historic environment.</p>
Sustainability Appraisal	<p>Appraisal assessment does not identify any significant factors that would consider the site unsuitable for housing. The appraisal notes the site's positive contribution to housing, including affordable. Site scores negatively against Objectives 7 (Land Efficiency) and 9 (Environment) due to the loss of greenfield land and potential impacts on the immediate landscape and historical assets necessitating development to be appropriately designed. Potential uncertain negative effect against Travel Objective noting availability of some key services but infrequency of bus service. Site has little impact against other indicators. SA also indicates uncertain effects against objectives 3,4 &8 noting availability of some key services, infrequency of bus service and proximity to an SNCI designation. 2018 appraisal of housing allocation reflects provision made through its criteria to address concerns through mitigation, particularly against Objectives 8 (Biodiversity) and 9 (Environment).</p>
Infrastructure Delivery Plan	<p>IDP does not identify any infrastructure capacity concerns in Barcombe Cross at this stage. However, the Council will continue to liaise with ESCC and other key service providers to ensure that the situation is monitored and any future issues identified.</p>
Public consultation comments/ Community Views	<p>No site specific comments received in response to the Issues and Options consultation.</p> <p>Southern Water notes that currently there is limited capacity within the local sewerage system and development needs to align with the delivery of infrastructure.</p> <p><i>General comments received to draft LPP2 consultation: access, impact on local character, surface water issues.</i></p>
Summary	<p><i>Site is considered suitable in principle, available for housing and considered achievable. Records show that the landowner has rights of access to the track to the High Street via an easement. Access is therefore considered achievable without</i></p>

third party land and risk of ransom strip. Improvements to visibility at junction of access track and High Street required, although considered achievable.

Indicative density achieved on site is 20dph which is considered suitable for site and complies with Core Policy 2. Capacity of site contributes significantly to the settlement's identified planned level of housing (minimum 30 net additional units). It is also the only site large enough to trigger a contribution towards affordable housing within the village.

Site is in a relatively sustainable location with services providing day-to-day necessities available within the village and accessible by foot. Other services, out of the village, are accessible by car or bus, albeit bus services are limited.

The site is in a prominent location, visible from the High Street when approaching the village from the west. Particular consideration will need to be given to the site layout and design (particularly building heights) to ensure that potential impacts on the adjacent, historic, built environment and landscape are minimised. Boundary trees and hedges should be retained to help mitigate the immediate and wider impacts of the development and help integrated the site into the landscape.

The Sustainability Appraisal concluded mostly no impact against the social, economic and environment objectives. The delivery of affordable housing will need to be balanced against the loss of greenfield land and potential impacts of development on the landscape and local historic environment.

No comments received on this site option at the Issues and Options public consultation. Some general comments received to the 2017 Draft Consultation Plan, both objecting and supporting, proposed site option.

BA/A03 Land north of the High Street	
Site Capacity = 10 units.	
Site Area = 0.5ha	
	Commentary
A	2017 SHELAA site assessment (07BA) concluded site to be Developable – Suitable and Available but unknown achievability. Site would be available in the next 5 years for residential development. It is now confirmed that an easement exists allowing access from this site to the High Street. Suitable access is therefore considered achievable without risk of ransom strip. As such, the 2018 SHELAA now concludes the site to be Deliverable. .. Highways indicated through SHELAA assessment process that some cutting back of vegetation may be required to provide required visibility, but considered achievable. Site would contribute to the identified planned level of housing growth (30 net units) for Barcombe Cross. Site is smaller part of BA/A02 which is being promoted for 25 units through the SHELAA (05BA).
B	Site is adjacent to Barcombe Cross planning boundary.

C	Greenfield site.
D	Vacant site. Currently being used as paddock.
E	Site is within Flood Zone 1. Known surface water flooding issues in area. Development will need to consider potential surface water run-off from development of site. SuDS should be considered to help mitigate and/or address potential impacts of development.
F	No nationally or locally designated protected sites on or adjacent to site. Protected species recorded in northern part of site (slow worms and grass snakes). Grass snake and slow worm also identified as a Biodiversity Action Plan species on site.
G	Development is within 400m and 800m of several key services available in the village. It is also within walking distance of a bus stop with services to Cooksbridge train station and Lewes town, however only every 2 hourly service and no Sunday service. (Local shop – 250m, primary school – 450m, doctors – 5.9km (Ringmer), bus stop – 130m, train station – 3.7km (Cooksbridge). Other facilities in the village include a public house. The Rural Settlement Study (RuSS) is defines Barcombe Cross as a Service Village. An existing pavement on the north side of the carriageway (High Street) runs from the village centre to the junction of the High Street and site access track providing a safe route to access local services.
H	Development of site is considered to complement existing built environment. Barcombe Cross is a nucleated village concentrated around the crossroads of High Street, School Hill and Barcombe Mills Road. The historic buildings are focussed around the crossroads and High Street, with clusters of modern development set behind the three main streets through the village. The site is bordered by residential development to the east (Wheelwrights and Vine Slead), the west (Bridgelands) and south (south of High Street) and rough grassland to the north. The surrounding built environment is characterised by predominately two storey detached properties. Densities vary between 10dph (High Street/ Weald View) and 22dph (The Grange).
I	The site falls within the Western Low Weald area, as defined by the East Sussex County Landscape Assessment, with characteristic features such as smaller and irregular shaped fields, tree shaws and boundary hedges, as well as its slightly elevated position and valley stream. The Landscape Capacity Study concludes that the site lies within a landscape character area considered to have a low capacity for change. The site forms part of a larger medium sized grass field in a visually sensitive location on the western edge of the village. Land slopes down towards the road (High Street) along the southern boundary. Development in this location will be visible from immediate surroundings. Wider views into and from site are limited by the railway embankment to the west and existing development to the east and south. Some vegetation along the southern boundary screens the site when approaching site from the east. Should be retained, as far as possible, to help mitigate visual impacts. Development would need to be sensitive to immediate views.
J	Small section of south east corner is within an Archaeological Notification Area designation (Barcombe Cross) as Post-medieval hamlet and WWII remains. Site is adjacent to the Barcombe Cross Conservation Area. The Barcombe Conservation Area Appraisal (CAA) notes that the historic core is focussed around the crossroads and down the High Street with some modern

	expansion to the south (Monger's Mead and Weald View) and east (The Grange). Development is considered to have a neutral impact on the historical environment.
Sustainability Appraisal	Overall no significant impacts were identified for this site option through the Sustainability Appraisal. The site option scores mainly no or little impact against SA objectives. The only negative score is against Objective 7 (Land Efficiency) with the loss of potentially high grade agricultural land. Uncertain negative impacts against Objective 9 (Environment) due to potential impact on the immediate landscape. SA also indicates uncertain effects against objectives 1,3,4,&8 noting availability of some key services, infrequency of bus service and proximity to biodiversity and historic designations.
Infrastructure Delivery Plan	IDP does not identify any infrastructure capacity concerns in Barcombe Cross at this stage. However, the Council will continue to liaise with ESCC and other key service providers to ensure that the situation is monitored and any future issues are identified and mitigated where possible.
Issues & Options comments/ Community Views	No comments as site option only identified since 2015 SHELAA update. Site was not an option consulted on as part of the Draft Consultation Plan as it overlaps with proposed housing allocation BA01.
Summary	<p><i>Site is considered suitable in principle, available for housing and considered achievable. Records show that the landowner has rights of access to the track to the High Street via an easement. Access is therefore considered achievable without third party land and risk of ransom strip. Improvements to visibility at junction of access track and High Street required, although considered achievable.</i></p> <p><i>Site option is a smaller section of BA/A02. Indicative density achieved on site is 20dph which is considered suitable for site and complies with Core Policy 2.</i></p> <p><i>Site is in a relatively sustainable location with services providing day-to-day necessities available within the village and accessible by foot. Other services are accessible by car or bus, albeit services are limited.</i></p> <p><i>The site is in a prominent location, visible from the High Street when approaching the village from the south-west. Particular consideration will need to be given to the site layout and design to ensure that potential impacts on the adjacent, historic, built environment are minimised. Boundary trees should be retained to help mitigate the immediate and wider impacts of the development and help integrated the site into the landscape. The Sustainability Appraisal concluded mostly no impact against the social, economic and environment objectives. Loss of greenfield land and potential negative impacts on landscape and historic environment are factors in considering this site option as a housing allocation.</i></p> <p><i>No comments received on this site option at the Issues and Options public consultation.</i></p>

BA/A04

Land at Bridgelands

Proposed housing allocation reference = BA03

Site Capacity = 7 units.

Site Area = 0.55ha

	Commentary
A	2018 SHELAA site assessment (08BA) concluded site to be Developable, suitable in principle and available in next 5 years but potential for risks over achievability due to the required provision of a suitable junction. ESCC Highways previously raised concerns regarding access, however additional work (Transport Feasibility Report) undertaken by proponent demonstrates required junction improvements, visibility sightlines and footways can be achieved. Site would contribute to the identified planned level of housing growth (minimum 30 net units) for Barcombe Cross.
B	Site is within 500m of Barcombe Cross planning boundary.
C	Greenfield site.
D	Vacant site. Currently scrubland
E	Site is within Flood Risk Zone 1. Known surface water flooding issues in area. Pond located in eastern part of site. SuDS should be considered to help mitigate and/or address potential impacts of development.
F	No nationally or locally designated protected sites on or adjacent to site.
G	Development is between 400m and 800m of several key services available in the village. It is also within walking distance of a bus stop with services to Cooksbridge train station and Lewes town, however only every 2 hourly service and no Sunday service. (Local shop – 530m, primary school – 730m, doctors – 6km (Ringmer), bus stop – 410m, train station – 3.4km (Cooksbridge). Other facilities in the village include a public house. The Rural Settlement Study (RuSS) is defines Barcombe Cross as a Service Village. An existing pavement on the north side of the carriageway (High Street) runs from the village centre to the junction of the High Street and Bridgelands providing pedestrian access along the main road.
H	Development of site is considered to a neutral impact on the existing built environment. Barcombe Cross is a nucleated village concentrated around the crossroads of High Street, School Hill and Barcombe Mills Road, approximately 550m east. The historic buildings are focussed around the crossroads and High Street, with clusters of modern development set behind the three main streets through the village. The site is bordered by residential development to the west (Bridgelands) and the trees to the east. Development would further concentrate residential development in this location. Bridgelands is characterised by two storey detached properties. Existing densities are approximately 10dph (Bridgelands).
I	The site falls within the Western Low Weald area, as defined by the East Sussex County Landscape Assessment, with characteristic features such as smaller and irregular shaped fields, tree shaws and boundary hedges, as well as its slightly elevated position and valley stream. The Landscape Capacity Study concludes that the site lies within a landscape character area considered to have a low capacity for change.

	<p>The site is a long and tapering parcel of scrubland. It is well contained by trees along the eastern boundary and existing residential development to the west. Wider views into and from the site are limited by the railway embankment to the west and surrounding topography. Development would need to be sensitive to immediate views.</p> <p>TPO tree (Corsican Pine) located near centre of site. Boundary trees, and TPO, should be retained.</p>
J	<p>No historic designations on site. The southern boundary of the site is adjacent to the Barcombe Cross Conservation Area. The property, The Old Station House (unlisted), located to the south west of the site, is noted within the Barcombe Cross Conservation Area Appraisal as one which makes a positive contribution to the character of the Conservation Area. Development is considered to have a neutral impact on the historic environment.</p>
Sustainability Appraisal	<p>Overall no significant impacts were identified for this site option through the Sustainability Appraisal. The site option scores mainly no or little impact against SA objectives. The only negative score is against Objective 7 (Land Efficiency) with the loss of potentially high grade agricultural land. SA also indicates uncertain effects against objectives 1,3,4,8 &9 noting availability of some key services, infrequency of bus service, proximity to biodiversity and historic designations and potential impacts on immediate landscape. 2018 appraisal of housing allocation reflects provision made through its criteria to address concerns through mitigation, particularly against Objective 8 (Biodiversity).</p>
Infrastructure Delivery Plan	<p>IDP does not identify any infrastructure capacity concerns at this stage. However, the Council will continue to liaise with ESCC and other key service providers to ensure that the situation is monitored and any future issues are identified and mitigated where possible.</p>
Public consultation comments/ Community Views	<p>New housing site option put forward as part of the 2015 SHELAA update, no responses received to date.</p> <p>Natural England and Sussex Wildlife Trust note the potential ecological value of existing features (i.e. ponds and ditches).</p> <p><i>General comments received to Draft Consultation Plan:</i> overdevelopment, surface water issues, impact on local character.</p>
Summary	<p><i>Site is considered suitable in principle and available for housing but unknown achievability due to provision of access. Access is currently substandard, however appropriate mitigation is considered achievable. Indicative density achieved on site is 13dph. This falls outside of the density range for villages within Core Policy 2 (20 to 30dph) but is considered appropriate for this site given the shape of the site, potential identified constraints and lower surrounding densities.</i></p> <p><i>Site is in a relatively sustainable location with services providing day-to-day necessities available within the village and accessible by foot. Other services are accessible by car or bus, albeit services are limited.</i></p> <p><i>The site is set back from the main road (High Street) and well contained by boundary trees, hedges and existing residential development. Boundary trees and hedges should be retained to help mitigate potential visual impacts of the development and help integrate the site into the landscape. TPO should also be retained and protected. Consideration will also need to be given to design due to the proximity of the site to the Barcombe Cross</i></p>

	<p>Conservation Area and buildings which contribute to the local historic character.</p> <p>Consideration will also need to be given to existing known surface water flooding issues and ensure that the situation is not worsened for existing and future residents.</p> <p>The Sustainability Appraisal concluded mostly no impact against the social, economic and environment indicators. Loss of greenfield land and potential negative impacts on landscape and historic environment are factors in considering this site option as a housing allocation.</p> <p>No comments received on this site option at the Issues and Options public consultation. Some general comments received to the 2017 Draft Consultation Plan, both objecting and supporting, proposed site allocation.</p>
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Barcombe Cross housing allocation recommendation

- 4.6 Local Plan Part 1 identifies a minimum of 30 net additional dwellings for Barcombe Cross. From the housing site options available it is necessary that two or more sites are allocated to meet this minimum housing requirement.
- 4.7 With regards to the assessments, there is little difference between the options. All sites are considered to be suitable in principle and available for housing. Previous outstanding issue regarding access for BA/A01 and BA/A02 are now considered to be resolved following further transport survey work and confirmation of rights of access through an easement.
- 4.8 BA/A01 has a slight advantage when compared to the other options as it utilises a partially brownfield site. It also has the potential to better integrate with the existing built environment. In addition, the site proponent is now promoting a mixed use allocation whereby approximately 1600sqm of the larger site is safeguarded for the provision of recreational facilities. This is considered a benefit of the indicative scheme to the local community.
- 4.9 BA/A01: Land at Hillside Nurseries, BA/A02: Land adjacent to the High Street and BA/A04: Land at Bridgelands are considered suitable options to take forward as housing allocations. These three sites amount to the potential delivery of 42 net additional dwellings. BA/A03 is a smaller area of BA/A02 submitted to be assessed through the SHELAA as an alternative option. However, only the larger site has been actively promoted. Sites BA/A01 and BA/A02 offer an opportunity to deliver affordable housing. The Sustainability Appraisal supports the selection of these three options as housing allocations within Local Plan Part 2.

North Chailey

North Chailey Site Options	
Site reference	Site name
CH/A02	Land south of Station Road
CH/A03	Land at Glendene, Station Road
CH/A04	Land at Oxbottom Lane
CH/A06	Land South of Fairseat, Station Road
CH/A07	Land at Oxbottom Lane and Fairseat House
CH/A08	Land at Layden Hall, East Grinstead Road

Site reference	Land at South of Station Road
CH/A02	
Site Capacity = 20 units	
Site Area = 2.8ha	
	Commentary
A	2018 SHELAA site assessment (12CH) concluded site to be Developable; suitable in principle, available for development but achievability unknown as potential for ransom strip given that ESCC highways state no additional access points on to A272. It is also unclear now whether the site is still available as there has been no response from recent contact with site proponent. Site would contribute to the identified planned level of housing growth (minimum 30 net units) for North Chailey.
B	Site is not adjacent but within 500m of an existing planning boundary (Newick).
C	Predominately greenfield site. Couple of properties (Camelia Cottage & Oaklea Warren) indicated within proposed site boundary.
D	Predominately vacant site used as residential curtilage (tennis court).
E	Site is within Flood Risk Zone 1. Surface water flooding issues experienced in area. SuDs should be considered to help mitigate and/or address potential impacts of development.
F	No nationally or locally designated protected sites on or adjacent to site. Recordings of protected species (bats) adjacent to site so there is the potential for some species to be found onsite.
G	Site lies between two settlements; North Chailey and Newick. Newick has the greatest range of services. The site is not within walking distance of key services at available in Newick, (from site village edge). Local shop – 1.4km (North Chailey garage), primary school – 1.1km, doctor surgery – 1.6km, bus stop – 100m, train station – 9km (Cooksbridge). The Rural Settlement Study (RuSS) defines North Chailey as a Local Village. Pavement of varying width on south side of carriageway connects site to adjacent settlement. Two existing residential access points from Station Road.

H	<p>The site lies between the A272 (Station Road) to the north and Lower Station Road to the south. Development within 200m of the site, immediately north and south of Station Road, is intermittent. Lower Station Road is characterised by ribbon type development, dominated by detached houses within generous plots. To the east of the site are two properties which sit within approximately 2.5ha of undeveloped grassland. To the west of the site is a 70s development (Great Rough) of 10 units. Surrounding built environment is characterised by two storey detached properties at approximately 10dph.</p> <p>Within its wider context, the site lies between the villages of North Chailey and Newick, the planning boundary of the latter is closer.</p>
I	<p>The site falls along the boundary of the Western Low Weald and Upper Ouse Valley landscape character areas, as defined by the East Sussex County Landscape Assessment. The area has characteristic features such as tree shaws and smaller, irregular shaped fields, increasing in size to the east and north. The Landscape Capacity Study concludes that the site lies within a landscape character area considered to have a medium capacity for change.</p> <p>The site is well contained by existing mature trees along the eastern and southern boundaries. The site is intersected by trees offering opportunities for smaller pockets of development. Existing development to the south, west and north also limit wider views into and out of the site. It is considered that development in this location would have little impact on the landscape.</p> <p>Two TPOs (Beech) are situated within site, as well as several TPOs along western boundary. In addition, TPO Group designations border the eastern boundary and parts of north and south site boundaries.</p>
J	<p>No historical assets designated on or adjacent to site. Grade II Listed Building (Fir Tree Cottage) approximately 40m from eastern boundary, however not considered to adversely impact on its setting. Retaining the TPO group along boundary would ensure this.</p>
Sustainability Appraisal	<p>Overall the Sustainability Appraisal does not identify any significant factors that would consider the site an unsuitable option for housing. The site scores positively against Objective 1 (Housing) due to the delivery of housing, including affordable. The site scores negatively against Objectives 3,4 and 7 due to distance from key services, encroachment of the green gap between the settlements of North Chailey and Newick and loss of greenfield land. Uncertain effects against Objectives 9 and 17 noting proximity of TPO designations and listed building, and potential increase in customer base supporting the local rural economy. Site has little or no impact against other SA objectives.</p>
Infrastructure Delivery Plan	<p>IDP does not highlight any infrastructure concerns within Chailey parish at this stage. However, the District Council will continue to liaise with ESCC and other key service providers to ensure that the situation is monitored and any future issues identified.</p>
Public Consultation comments/ Community Views	<p>Five site specific responses received to Issues & Options consultation, including Chailey Parish Council, all opposing site. Issues raised include: distance from villages services, deterioration of green gap between villages, poor access to public transport, access issues, eroding of village character and capacity of site to</p>

	high. Site was not an option consulted on as part of the Draft Consultation Plan
Summary	<p><i>Site is considered suitable and available for housing but achievable unknown due to the potential for a ransom strip. Indicative density achieved on site is only 7dph. Higher densities (15dph) are achieved if existing properties are retained. This falls below the density range identified for villages within Core Policy 2 and is considered appropriate for this site.</i></p> <p><i>Site is within 500m of the planning boundary. Site is not considered the most sustainable location due to its distance from local key services. It is therefore not considered the best option for housing. However, services are accessible by bus which can be caught from within 400m of site.</i></p> <p><i>Development of the site would require careful design and consideration of adjacent environmental factors (TPO designations, bats, loss of green gap) and nearby historical assets. Development would also alter the local built up character infilling the undeveloped area between Station Road and Lower Station Road and intensifying development along Station Road between Newick and North Chailey.</i></p> <p><i>The Sustainability Appraisal concluded mostly little or no impact against the social, economic and environment indicators. The provision of housing, including affordable and potential increase in local rural economy needs to be balanced against the loss of greenfield land and green gap as well as distance from key services.</i></p> <p><i>Site option received five responses: objections. Site option has little local support.</i></p>

Site Reference <i>Land at Glendene Farm, Station Road</i>	
CH/A03	
Proposed housing allocation reference = CH01	
Site Capacity = 10 units.	
Site Area = 0.55ha	
	Commentary
A	2018 SHELAA site assessment (15CH) concluded the site to be Deliverable, suitable in principle, available in the next five years and considered achievable. Supporting highways, contamination investigations and drainage surveys undertaken for planning application (LW/15/0550). Site would contribute to the identified planned level of housing growth (minimum 30 net units) for North Chailey.
B	Site is not adjacent but within 500m of an existing planning boundary (North Chailey).

C	Greenfield site.
D	Vacant site. Land previously used as fruit farm. Land contamination investigation may be necessary due to previous known uses.
E	Site is within Flood Risk Zone 1. Appropriate SuDs can be accommodated to address surface water issues experienced in local area.
F	No nationally or locally designated protected sites on or adjacent to site. Recordings of protected species (bats) adjacent to site so there is the potential for some species to be found onsite. Habitat surveys undertaken for planning application indicate of slow worm and grass snake in north of site.
G	North Chailey has few key services available: local convenience shop (within garage) and doctor surgery. Site is over 400m of key services available within North Chailey (local shop – 550m (North Chailey garage), doctor surgery – 2.4km, school – 1.8km). A bus stop is approximately 150m from site. Pavement of varying width on south side of carriageway connects site to adjacent North Chailey. Site has no existing access point.
H	The village of North Chailey is concentrated around the staggered crossroad where the A272 and A275 intersect. Residential development continues east of North Chailey forming ribbon development for approximately 800m north of Station Road. Development is principally formed of two storey detached and semi-detached properties. Densities vary between 8dph (Station Road) and 15dph (Warren Cottages). The site would be infill development.
I	The site falls along the boundary of the Western Low Weald and Upper Ouse Valley landscape character areas, as defined by the East Sussex County Landscape Assessment. The area has characteristic features such as irregular shaped fields and parcels of mature woodland connected by trees along adjacent field boundaries and hedgerows. Site is well contained from wider surrounding landscape. Site is bordered by the A272 to the south, ancient woodland to the north and residential development to the east and west. The site is considered to have high capacity for change, subject to appropriate mitigation of potential impacts on ancient woodland, including at least a 15m buffer.
J	No historical assets on or adjacent to site. Development is not considered to have an impact on the historical environment. Archaeological Notification Area noted for Roman settlement, medieval and post-medieval farm complex located south of Station Road. Potential for historic environmental interest requires assessment.
Sustainability Appraisal	Overall the Sustainability Appraisal does not identify any significant factors that would consider the site an unsuitable option for housing. The site scores positively against Objective 1 (Housing) due to the delivery of housing. The site scores negatively against Objectives 3 and 7 due to distance from key services and loss of potentially high grade agricultural and greenfield land. Uncertain effects are scored against Objectives 4, 8, 9 & 14 due to proximity of Ancient Woodland, potential impact of development on the landscape and possible surface water flooding issues. Site has little or no impact against other objectives. 2018 appraisal of housing allocation reflects provision made through its criteria to address concerns through mitigation,

	particularly against Objectives 8 (Biodiversity) and 14 (Flooding). Amended to No likely effect.
Infrastructure Delivery Plan	IDP does not highlight any infrastructure concerns within Chailey parish at this stage. However, the District Council will continue to liaise with ESCC and other key service providers to ensure that the situation is monitored and any future issues identified.
Public consultation comments/ Community Views	Two site specific responses received to Issues & Options consultation, including Chailey Parish Council: both supporting site, with one suggesting higher capacity achievable. ESCC note that site is close to an Archaeological Notification Area an assessment is advised. Natural England state that at least a 15m is needed between development and Ancient Woodland. <i>General comments received to Draft Consultation Plan:</i> Majority of comments, including Chailey Parish Council, were supportive of allocation (subject to inclusion of suggested wording amendments). One objection stated that the proposed options would not provide affordable housing.
Summary	<i>Site is considered suitable in principle, available for housing and considered achievable. Site is within 500m of the planning boundary. Indicative density achieved on site is 18dph. This falls just below the density range identified for villages within Core Policy 2 but considered appropriate for this site. Site is not considered the most sustainable location, and therefore option for housing, due to its distance from local key services, although a local shop is available within 550m and bus services accessible within 150m of site. Development is not likely to impact on the local built environment or landscape, although development needs to incorporate a buffer of at least 15m to the Ancient Woodland to the north. Site has few onsite constraints to development. Archaeological assessment needed due to proximity to ANA to the south. The Sustainability Appraisal concluded mostly no impact against the social, economic and environment indicators. This site option will need to be balanced against the loss of greenfield land and distance from key services. Site option received two responses to the Issues and Options consultation: support. Representations to the 2017 Draft Consultation Plan were predominately in support, or suggested amendments to wording to strengthen the policy. One objection received stating the proposed allocation would not deliver affordable housing.</i>

Site reference
CH/A04

Land at Oxbottom Lane

Site Capacity = 20 units.

Site Area = 1.2ha

	Commentary
A	2018 SHLAA site assessment (16CH) concluded the site to be Deliverable, suitable in principle, available in the next five years and considered achievable. Site would contribute to the identified planned level of housing growth (minimum 30 net units) for North Chailey.
B	Site is not adjacent but within 500m of an existing planning boundary (Newick).
C	Greenfield site.
D	Vacant site. Grassland and trees.
E	Site is within Flood Zone 1. Surface water flooding issues experienced in area. SuDs should be considered to help mitigate and/or address potential impacts of development.
F	No nationally or locally designated protected sites on or adjacent to site. No recordings of rare or protected species on or adjacent to site. Habitat survey work undertaken for planning application indicated presence of slow worm and grass snake (in low numbers) and that the site is foraged by common bat.
G	Site is over 800m from available key services but within walking distance of bus stop. Site is not within walking distance of key services available in Newick, the nearest village (local shop – 1.4km, primary school – 950m, doctor surgery – 1.5km). A bus stop is within walking distance of site. Pavement of varying width on south side of carriageway connects site to adjacent settlement. Site has an informal existing access point from Oxbottom Lane.
H	Development of site is considered to have a neutral impact on surrounding built environment. The site sits at the junction of Oxbottom Lane and the A272, backing on to the gardens of Lower Station Road. The surrounding built up area is characterised by detached properties on generous plots of land. There is a mix of ribbon development, along Lower Station Road, clusters of buildings to the north and individual buildings immediately east and west of the site and therefore no dominant character. Surrounding built environment is characterised by two storey detached properties. Nearby densities are approximately 8dph (Lower Station Road).
I	The site falls along the boundary of the Western Low Weald and Upper Ouse Valley landscape character areas, as defined by the East Sussex County Landscape Assessment. The area has characteristic features such as tree shaws and smaller, irregular shaped fields, increasing in size to the east and north. The Landscape Capacity Study concludes that the site lies within a landscape character area considered to have a medium capacity for change. Development of site would have some immediate impact but otherwise considered to be able to integrate well into landscape. Development would result in the loss of some trees on site with some potential for loss of important habitats, ecological survey required. Otherwise, site is well contained and lends itself to infill development. Small TPO Group designation in south west corner of site. Two TPO designations (Scots Pines) close to southern boundary.
J	No historical assets on or adjacent to site. Development is not considered to have an impact on the historical environment.

Sustainability Appraisal	<p>Overall the Sustainability Appraisal does not identify any significant factors that would consider the site an unsuitable option for housing. The site scores positively against Objective 1 (Housing) due to the delivery of housing, including affordable. The site scores negatively against Objectives 3,4 and 7 due to distance from key services, encroachment of the green gap between the settlements of North Chailey and Newick and loss of potentially high grade agricultural and greenfield land. Uncertain effects are scored against Objectives 8,9 and 17 due to presence of protected species requiring mitigation, proximity to TPO designations and listed buildings, and potential increase in customer base supporting the local rural economy. Site has little or no impact against other indicators.</p>
Infrastructure Delivery Plan	<p>IDP does not highlight any infrastructure concerns within Chailey parish at this stage. However, the District Council will continue to liaise with ESCC and other key service providers to ensure that the situation is monitored and any future issues identified.</p>
Public Consultation comments/ Community Views	<p>Four site specific responses received to Issues & Options consultation, including Chailey Parish Council: all opposing development of this site. Reasons for opposition included: Overdevelopment, merging of North Chailey and Newick, access issues, continuation of ribbon development, erodes character of village and unsustainable location. Site was not an option consulted on as part of the Draft Consultation Plan.</p>
Summary	<p><i>Site is considered suitable in principle, available for housing and considered achievable. Site is within 500m of the planning boundary. Indicative density achieved on site is approximately 17dph. This falls just below the density range identified for villages within Core Policy 2 but considered appropriate for this site.</i></p> <p><i>Site is not considered the most sustainable location, and therefore option for housing, due to its distance from local key services. However, Newick primary school is within 950m and bus services accessible within 130m of site to access nearby services and larger settlements.</i></p> <p><i>Development of the site would require careful design and consideration of adjacent environmental factors (TPO designations, loss of green gap). Development would also alter the local built up character.</i></p> <p><i>Site has few onsite constraints to development. Mitigation required for protected species detected by habitats survey work.</i></p> <p><i>The Sustainability Appraisal concluded mostly no impact against the social, economic and environment indicators. The positive impacts from the delivery of housing, including affordable need to be balanced against the loss of greenfield land, distance from key services, erosion of green gap between settlements, as well as potential increase in local rural economy from development.</i></p> <p><i>Site option received four responses: objections. Site has little local support.</i></p>

Site Capacity = 15 units.

Site Area = 1.1ha

	Commentary
A	2018 SHELAA site assessment (20CH) concluded the site to be Developable, suitable in principle, available for development but achievability unknown as potential for ransom strip given that ESCC highways state no additional access points on to A272. Delivery of site is therefore reliant on a joint approach from adjacent land proponents. Site would contribute to the identified planned level of housing growth (minimum 30 net units) for North Chailey.
B	Site is not adjacent but within 500m of an existing planning boundary (Newick).
C	Greenfield site.
D	Vacant site. Grassland and residential curtilage.
E	Site is within Flood Zone 1. Surface water flooding issues experienced in area. SuDs should be considered to help mitigate and/or address potential impacts of development.
F	No nationally or locally designated protected sites on or adjacent to site. No recordings of rare or protected species on or adjacent to site. Habitat survey work undertaken for planning application indicated presence of slow worm and grass snake (in low numbers) and that the site is foraged by common bat.
G	Site is over 800m from available key services but within walking distance of bus stop. Site is not within walking distance of key services available in Newick, the nearest village (local shop – 1.5km, primary school – 980m, doctor surgery – 1.5km). A bus stop is adjacent to site. Pavement of varying width on south side of carriageway connects site to adjacent settlement. Two existing residential access points from Station Road.
H	Site is considered to have a neutral impact on the character of the surrounding built environment. The site lies to the rear of properties along both Station Road and Lower Station Road. Surrounding development is characterised by detached dwellings within large plots, arranged both in small clusters and ribbon development. The 70s built Great Rough development represents an element of rear infill development in the land between Station Road and Lower Station Road. Surrounding built environment is characterised by two storey detached properties at approximately 10dph.
I	The site falls along the boundary of the Western Low Weald and Upper Ouse Valley landscape character areas, as defined by the East Sussex County Landscape Assessment. The area has characteristic features such as tree shaws and smaller, irregular shaped fields, increasing in size to the east and north. The Landscape Capacity Study concludes that the site lies within a landscape character area considered to have a medium capacity for

	<p>change.</p> <p>Development of site would have some immediate impact but otherwise considered to be able to integrate well into landscape. Development would result in the loss of some boundary trees to gain access. Otherwise, site is well contained from immediate and longer views and lends itself to infill development. Trees and hedges important to help integrate new development into surroundings. Small TPO Group designation in south east corner of site. Entire western boundary of site is also has TPO Group designation.</p>
J	<p>Site is adjacent to a Grade II Listed Building (Fir Tree Cottage). Development is considered to have a neutral impact on the historical environment.</p>
Sustainability Appraisal	<p>Overall the Sustainability Appraisal does not identify any significant factors that would consider the site an unsuitable option for housing. The site scores positively against Objective 1 (Housing) due to the delivery of housing, including affordable. The site scores negatively against Objectives 3,4 and 7 due to the site currently being landlocked and distance from key services, encroachment of the green gap between the settlements of North Chailey and Newick and loss of potentially high grade agricultural and greenfield land. Uncertain effects are scored against Objectives 8,9 and 17 due to the presence of protected species requiring mitigation, proximity to TPO designations and listed building, and potential increase in customer base supporting the local rural economy. Site has little impact against other indicators.</p>
Infrastructure Delivery Plan	<p>IDP does not highlight any infrastructure concerns within Chailey parish at this stage. However, the District Council will continue to liaise with ESCC and other key service providers to ensure that the situation is monitored and any future issues identified.</p>
Public Consultation comments/ Community Views	<p>Five site specific responses received to Issues & Options consultation, including Chailey Parish Council: all opposing development of this site. Reasons for opposition included: Overdevelopment, flooding, merging of North Chailey and Newick, access issues, continuation of ribbon development, erodes character of village and unsustainable location. Site was not an option consulted on as part of the Draft Consultation Plan</p>
Summary	<p><i>Site is considered suitable and available for housing but achievable unknown due to the potential for a ransom strip. Site is within 500m of the planning boundary. Indicative density achieved on site is approximately 14dph. This falls below the density range identified for villages within Core Policy 2 but is considered appropriate for this site. Site is not considered the most sustainable location, and therefore option for housing, due to its distance from local key services. However, services are accessible by bus which stops within 400m of site. Development of the site would require careful design and consideration of adjacent environmental factors (TPO designations, loss of green gap) and nearby historical assets. Development would also alter the local built up character. The Sustainability Appraisal concluded mostly no impact against the social, economic and environment indicators. The</i></p>

	<p>positive impacts from the delivery of housing, including affordable will need to be balanced against the loss of greenfield land, distance from key services and erosion of green gap between settlements, as well as potential increase in local rural economy from development. Its positive impacts are also likely to be offset by the fact that site is land locked. Site option received five responses: objections. Site option has little local support.</p>
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CH/A07 Land at Oxbottom Lane and Fairseat House

Site Capacity = 30 units.

Site Area = 2.3ha

	Commentary
A	2018 SHELAA site assessment (21CH) concluded the site to be Deliverable, suitable in principle, available in the next five years and considered achievable. The site combines 12CH and 16CH SHELAA sites. Site would contribute to the identified planned level of housing growth (minimum 30 net units) for North Chailey.
B	Site within 500m of existing planning boundary.
C	Greenfield site
D	Vacant site. Grassland and residential curtilage.
E	Site is within Flood Zone 1. Surface water flooding issues experienced in area. SuDs should be considered to help mitigate and/or address potential impacts of development.
F	No nationally or locally designated protected sites on or adjacent to site. No recordings of rare or protected species on or adjacent to site. Habitat survey work undertaken for planning application indicated presence of slow worm and grass snake (in low numbers) and that the site is foraged by common bat.
G	Site is over 800m from available key services but within walking distance of bus stop. Site is not within walking distance of key services available in Newick, the nearest village (local shop – 1.5km, primary school – 980m, doctor surgery – 1.5km). A bus stop is adjacent to site. Pavement of varying width on south side of carriageway connects site to adjacent settlement. Two existing residential access points from Station Road and another from Oxbottom Lane.
H	Site is considered to have a neutral impact on the character of surrounding built environment. The surrounding built environment is characterised by both clusters and linear development of large detached plots. The 70s development (Great Rough) to the west forms a formal infill cul-du-sac development. The site lies between Station Road to the north and Lower Station Road to the south. Large detached properties are located to the east, north and west of the site along Station Road. Lower Station Road follows a more formalised ribbon type development.
I	The site falls along the boundary of the Western Low Weald and Upper Ouse Valley landscape character areas, as defined by the East Sussex County Landscape Assessment. The area has characteristic features such as tree

	shaws and smaller, irregular shaped fields, increasing in size to the east and north. The Landscape Capacity Study concludes that the site lies within a landscape character area considered to have a medium capacity for change. Development of site would have some immediate impact but otherwise considered to be able to integrate well into the landscape. The site is well contained, screened from the wider surrounding landscape by existing properties to the south and trees along the boundaries. Development would result in the loss of some trees on site with some potential for loss of important habitats, ecological survey required. TPO Group designations along length of western boundary and section of southern boundary.
J	Site is adjacent to a Grade II Listed Building (Fir Tree Cottage). Development would need to have regard to the setting of the Listed Building.
Sustainability Appraisal	Overall the Sustainability Appraisal does not identify any significant factors that would consider the site an unsuitable option for housing. The site scores positively against Objective 1 (Housing) due to the delivery of housing, including affordable. The site scores negatively against Objectives 3,4 and 7 due to distance from key services, encroachment of the green gap between the settlements of North Chailey and Newick and loss of potentially high grade agricultural and greenfield land. Uncertain effects are scored against Objectives 8,9 and 17 due to presence of protected species requiring mitigation, proximity to TPO designations and listed buildings, and potential increase in customer base supporting the local rural economy. Site has little or no impact against other indicators.
Infrastructure Delivery Plan	IDP does not highlight any infrastructure concerns within Chailey parish at this stage. However, the District Council will continue to liaise with ESCC and other key service providers to ensure that the situation is monitored and any future issues identified.
Public Consultation comments/ Community Views	Five site specific responses received to Issues & Options consultation, including Chailey Parish Council: all opposing development of this site. Reasons for opposition included: Overdevelopment, flooding, merging of North Chailey and Newick, access issues, continuation of ribbon development, erodes character of village and unsustainable location. Site was not an option consulted on as part of the Draft Consultation Plan
Summary	<i>Site is considered suitable in principle, available for housing and considered achievable. Site is within 500m of the planning boundary. Indicative density achieved on site is approximately 14dph. This falls below the density range identified for villages within Core Policy 2 but is considered appropriate for this site given surrounding character and TPO/ TPO Groups on and adjacent to site.</i> <i>Site is not considered the most sustainable location, and therefore option for housing, due to its distance from local key services. However, Newick primary school is within 980m and bus services accessible adjacent to site.</i> <i>Development of the site would require careful design and consideration of adjacent and onsite environmental factors (TPO designations, loss of green gap) and historical assets (listed building). Development would also alter the local built up character. Otherwise the site has few onsite constraints to development.</i>

	<p><i>The Sustainability Appraisal concluded mostly no impact against the social, economic and environment indicators. The positive impacts from the delivery of housing, including affordable will need to be balanced against the loss of greenfield land, distance from key services and erosion of green gap between settlements, as well as potential increase in local rural economy from development.</i></p> <p><i>Site option received four responses: objections. Site has little local support.</i></p>
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CH/A08 Land at Layden Hall, East Grinstead Road

Proposed housing allocation reference = CH02

Site Capacity = 6 units.

Site Area = 0.51ha

	Commentary
A	2018 SHELAA site assessment (08CH) concluded site to be Deliverable–Suitable in principle, available in next 5 years and considered achievable. Site would contribute to the identified planned level of housing growth (minimum 30 net units) for North Chailey.
B	Site is within 500m of existing planning boundary
C	Greenfield site.
D	Vacant site. Residential garden land and woodland.
E	Site is within Flood Zone 1. Surface water flooding issues experienced in area. SuDs should be considered to help mitigate and/or address potential impacts of development.
F	No nationally or locally designated protected sites. Chailey Common SSSI located approximately 25m west of site, across East Grinstead Road (A275). No recordings of rare or protected species on or adjacent to site.
G	Site is within walking distance of the few services that are available in North Chailey village (local shop – 280m, bus stop – 230m). North Chailey is defined in the RSS as a Local Village. Other key services are accessible by bus (121) running hourly Monday – Friday and less frequently at weekends. Pavement along eastern side of carriage way stop short of site, however land is available to provide pavement. Site has existing vehicular access which can be brought up to required standard.
H	Site would have a neutral impact on surrounding character. North Chailey village is concentrated around the staggered crossroad where the A272 and A275 intersect. Residential development continues east of North Chailey forming ribbon development for approximately 800m north of Station Road. Development along A275 going south is less pronounced. Development in this location marginally extends development southwards along East Grinstead Road. Surrounding built environment is characterised by two storey detached and semi-detached properties. Nearby densities are approximately 8dph (East Grinstead Road/ Downs View).

I	<p>The site falls within the Western Low Weald area, as defined by the East Sussex County Landscape Assessment, with characteristic features such as irregular shaped fields, woodland and tree shaws. The site lies adjacent to a landscape character area considered to have a medium capacity for change, as defined in the Landscape Capacity Study.</p> <p>Site considered to have little or no impact on landscape. Site contained from wider landscape to the south by existing trees. Trees should be retained, particularly along southern boundary, so far as possible to mitigate potential views of development.</p>
J	<p>No historical assets on or adjacent to site. Development is not considered to have an impact on the historical environment.</p> <p>Two Archaeological Notification Areas noted for Roman industrial settlement, medieval and post-medieval farm complex and WWII search light and hut bases located east and west of site respectively. Potential for historic environmental interest requires assessment.</p>
Sustainability Appraisal	<p>Overall the Sustainability Appraisal does not identify any significant factors that would consider the site an unsuitable option for housing. The appraisal notes the site's contribution to housing. It scores negatively against Objectives 3 (Travel) and 7 (Land Efficiency) due to distance from key services and loss of greenfield land. Uncertain effects are also scored against Objectives 1, 4 and 8 due to proximity to local and national environmental designations. Site has little or no impact against other indicators.</p> <p>2018 appraisal of housing allocation unchanged.</p>
Infrastructure Delivery Plan	<p>IDP does not highlight any infrastructure concerns within Chailey parish at this stage. However, the District Council will continue to liaise with ESCC and other key service providers to ensure that the situation is monitored and any future issues identified.</p>
Public Consultation comments/ Community Views	<p>Two site specific responses received to Issues & Options consultation, including Chailey Parish Council: both opposing development. Reasons for opposition include: ribbon development and doubt over whether required visibility splays can be achieved. East Sussex County Council suggests additional criteria noting the site's proximity to two archaeological notification areas. Natural England note the site's proximity to Chailey Common SSSI.</p> <p><i>General comments received to Draft Consultation Plan:</i> <u>predominately in support of proposed allocation. One objection due to lack of affordable housing that would be delivered by site.</u></p>
Summary	<p><i>Site is considered suitable in principle, available in the next 5 years and achievable for housing. Indicative density achieved on site is only 12dph. This falls below the density range identified for villages within Core Policy 2 but is considered appropriate for this site given the desire to retain boundary trees as screening, the site's shape and village edge location. Site is within 500m of the planning boundary. Site is within walking distance to the few key services available in the village, other services are accessible by bus which stops within 230m of site.</i></p> <p><i>Development of the site would require careful design and landscaping due to relatively open views to the south and east of the site. Otherwise, the site has few onsite constraints to development.</i></p> <p><i>The Sustainability Appraisal concluded mostly no impact against the social, economic and environment indicators. The</i></p>

	<p><i>benefits from the delivery of housing need to be balanced against the loss of greenfield land and distance from key services, as well as its proximity to local and national environmental designations.</i></p> <p><i>Site option received two responses during the Issues and Options consultation, both objecting. Representations to the 2017 Draft Consultation Plan were predominately in support,</i></p>
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North Chailey housing site allocation recommendation

- 4.10 Local Plan Part 1 identifies a minimum of 30 net additional dwellings for North Chailey. From the housing site options available it is necessary that one or more sites are allocated to meet this minimum housing requirement. The 2018 SHELAA identifies several suitable housing options in and around North Chailey. However, a number of these options are considered unrelated to the settlement of North Chailey.
- 4.11 Since the Issues and Options stage an additional site (Land and Buildings at Kings Head) has been assessed and concluded deliverable through the SHELAA. It gained planning permission (LW/16/0283) and is now partially built. This site is one of a very limited number of options considered to directly relate to the settlement of North Chailey. It is therefore considered appropriate for the site to contribute to the minimum 30 net additional dwellings.
- 4.12 In terms of the performance between the remaining options there is little difference. The majority of sites are considered to be suitable in principle and available for early delivery, unless reliant on another site(s) to provide access as is the case for CH/A02 and CH/A06. All sites would result in the loss of greenfield land and would, to differing degrees, be reliant on a car to access most services. All options also have the potential to impact upon on either local or national environmental or biodiversity designation which will require mitigation.
- 4.13 The Sustainability Appraisal highlights that it is only the larger options (CH/A02, CH/A04, CH/A06 and CH/A07) which would have the potential to deliver affordable housing. However, when balancing the site options with the SA and community views, these four sites are the least desirable options to take forward as allocations due to the erosion of the green gap between the two settlements of North Chailey and Newick. These options also have potential impacts on TPO and TPO Group designations and listed buildings. Allocating sites within this location would shift development away from existing settlement of North Chailey.
- 4.14 Taking into account the above, CH/A03: Land at Glendene and CH/A08: Land at Layden Hall are considered the most suitable options to take forward as housing allocations to meet the remaining 16 net units of North Chailey's

housing requirement. The Sustainability Appraisal supports the selection of these two options as housing allocations within Local Plan Part 2.

South Chailey

Site reference <i>Land adjacent to Mill Lane</i> CH/A01	
Proposed housing allocation reference = CH03	
Site Capacity = 10 units.	
Site Area = 0.47ha	
	Commentary
A	2018 SHELAA assessment (05CH) concluded site to be Deliverable – Suitable in principle, available in next 5 years and considered achievable. Recent contact with site proponent confirms that site is still available. Development of site would meet the identified planned level of housing growth (minimum 10 net units) for South Chailey.
B	Site is adjacent to planning boundary along south and east site boundaries.
C	Greenfield site.
D	Site is vacant. Small grass field. Dilapidated concrete shelter in north west corner of site (old windmill).
E	Site is within Flood Zone 1.
F	No nationally or locally designated protect sites on or adjacent to site. Recording of protected species adjacent to site. Local records indicate presence of protected species, including bats. Detailed ecological surveys required and potential mitigation measures integrated into development.
G	South Chailey has few key services. Site is over 800m from a range of key services (Local shop – 840m, primary school – 2.6km (St Peters CofE, Chailey Green), doctors – 430m, bus stop – 280m, train station – 4.6km (Cooksbridge). Chailey school (secondary) is located opposite the site. South Chailey is defined in the Rural Settlement Study (RuSS) as a Local Village. Site has existing informal access point in south west corner. An existing pavement on the south side of the carriageway (Mill Lane) provides pedestrian links to bus stops, the secondary school and doctor's surgery within the village.
H	Development of this site is considered to complement existing surrounding development. South Chailey is predominately built along South Road (A275) and Mill Lane forming a ribbon type settlement. Clusters of residential development in the form of cul-de-sacs create concentrations of development along Mill Lane and South Road. Surrounding built environment is characterised by two storey detached and semi-detached properties set back from the road. Some one storey properties are located north of Mill Lane (St John Bank). Nearby densities

	are approximately 20dph (Mill Lane) and 34dph (Mill Brooks).
I	The site falls within the Western Low Weald area, as defined by the East Sussex County Landscape Assessment, with characteristic features such as irregular shaped fields, woodland and tree shaws within a gently undulating topography. Chailey Brickworks to the east of the A275 also contributes to the local landscape character. Landscape Capacity Study indicates that the site lies within a character area considered to have a negligible/ low capacity for change. The site is contained from the wider surrounding landscape by its topography (site slopes gently south towards road) and boundary hedges and trees. Boundary hedges and trees should be retained to mitigate potential views of development from the north where the landscape becomes more open and longer views are gained. Site is considered to have a neutral impact on landscape.
J	An Archaeological Notification Area (windmill and pre-historic activity) covers the extent of the site. Development is considered to have a neutral impact on the historical environment.
Sustainability Appraisal	Overall the Sustainability Appraisal does not identify any significant factors that would consider the site an unsuitable option for housing. The site scores positively against Objective 1 (Housing) due to the provision of housing. It scores negatively against Objectives 3 (Travel) and 7 (Land Efficiency) due to distance from key services and loss of greenfield land. Uncertain effects are noted against Objectives 4 (Communities) and 9 (Environment) due to potential impacts on the surrounding landscape, albeit the site itself is relatively well contained, as well as being within an Archaeological Notification Area. Site has little or no impact against other objectives. 2018 appraisal of housing allocation unchanged.
Infrastructure Delivery Plan	IDP does not highlight any infrastructure concerns within Chailey parish at this stage. However, the District Council will continue to liaise with ESCC and other key service providers to ensure that the situation is monitored and any future issues identified.
Public consultation comments/ Community Views	One site specific response received to Issues & Options consultation: Parish Council agree with (SHELAA) assessment of site. <i>General comments received to Draft Consultation Plan:</i> representations, including Chailey Parish Council, are in general support of proposed allocation. Additional criteria suggested to investigate and mitigate potential land contamination.
Summary	<i>Site is considered suitable in principle, available for housing and considered achievable. Access on to site will need to be improved but considered achievable. Indicative density achieved on site is 21dph. This falls within the density range identified for villages within Core Policy 2 and is considered appropriate for this site.</i> <i>Site is adjacent to the planning boundary. Site is within walking distance of few key services. Other key services are available in nearby villages and accessible by bus which stops within 280m of site.</i> <i>Development of the site would require careful design and landscaping due to relatively open views to the north and west of the site. Site has few onsite constraints to development and</i>

	<p>would relate relatively well to the existing character of the village. Potential for land contamination due to historic use. The Sustainability Appraisal concluded mostly no impact against the social, economic and environment indicators. The positive impacts from the delivery of housing needs to be balanced against the loss of greenfield land and distance from key services.</p> <p>Site option received one response of support at Issues and Options consultation stage. Representations to the 2017 Draft Consultation Plan were predominately in support.</p>
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South Chailey housing allocation recommendation

- 4.15 Local Plan Part 1 identifies a minimum of 10 net additional dwellings for the settlement of South Chailey. The 2018 SHELAA identifies only one potential suitable site for housing. One other SHELAA site, Chailey Brickworks (SHELAA site reference 19CH) previously concluded to be Developable, is now no longer considered available to deliver housing requirements of Local Plan Part 1.
- 4.16 Whilst CH/A01: Land adjacent to Mill Lane is the only housing option it has still been subject to the same assessment. The site is available for early delivery and has few onsite constraints. The required investigations will be needed due to previous uses and the potential for contamination. The site is relatively well contained from the surrounding landscape and relates well to the existing built up area. Although the site has a limited number of local facilities within walking distance, other services are accessible by bus. The site has a potential capacity of 10 net additional dwellings, meeting the housing requirement for the settlement of South Chailey.
- 4.17 Taking into account the above it is considered that CH/A01 is a suitable option to take forward as a housing allocation in Local Plan Part 2. The Sustainability Appraisal supports the selection of these two options as housing allocations within Local Plan Part 2.

Unimplemented 2003 Lewes District housing allocations

- 4.18 Below are the site assessments for the three unimplemented 2003 Lewes District Local Plan housing allocations which are to be considered to take forward through Local Plan Part 2.

Newhaven

NH/A07	West Quay, Fort Road
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Proposed housing allocation reference = NH02

Site Capacity = 300 units

Site Area = 5.7 ha

	Commentary
A	2018 SHELAA site assessment (31NH) concluded site to be Deliverable, suitable in principle, available for considered achievable. Site previously had planning permission (LW/07/1475) for 331 units, counted as a commitment within Spatial Policy 2 of Local Plan Part 1. Planning permission now lapsed and in new ownership. Intention is to deliver residential development at similar level to previous scheme. Site is also a retained 'saved' unimplemented housing allocation from the 2003 Local Plan (NH6: The Marina) for 100 units
B	Site is located within Newhaven Planning Boundary.
C	Brownfield site.
D	Boat storage and marine related retail units.
E	Site is within Flood Risk zone 3a. The north boundary of the site falls within Area 4 of the Environment Agency's Newhaven Flood Alleviation Scheme which aims to provide a 1 in 200 year standard of protection. Flood Risk Assessment update concludes site to be suitable to carry forward as an allocation.
F	No nationally or locally designated protected sites on or adjacent to site. Recordings of protected species (marsh grass) adjacent to site. Development area includes intertidal mudflats, a priority habitat.
G	Majority of key services are over 800m from site. However, services are accessible by bus services within 70m. Pavement connects site to surrounding services. (Local shop – 870m, primary school – 1km, doctors – 800m, bus stop – 70m, train station – 1.28km (Newhaven Town)). Existing pavements on east and west side of the carriageway (Fort Road) connecting the site to the town centre and key local services.
H	Sits is located on southern edge of Newhaven town along the west bank of the river. West of the river is predominately dense residential development with some small scale industrial uses within the disused quarry. Industrial, retail and port related uses dominate land immediately east of the river with the exception of small parcels of residential areas. Development of the site would concentrate the built up area in this location but would be seen in the context of the existing urban area. Surrounding built environment is characterised two storey terraced properties and six storey flats. Surrounding densities vary between approximately 28dph and 50dph (Fort Road and West Quay).
I	Development of site considered to have a neutral impact on the landscape. Whilst the site is relatively open to views from the surrounding area, including the South Downs National Park, development would be seen in the context of the existing built up area.
J	Development of site not considered to have an impact on historical environment. No historical assets designated on or adjacent to site.
Sustainability Appraisal	Overall the Sustainability Appraisal does not identify any significant factors that would consider the site an unsuitable option for housing. Two options were assessed within the SA, option A at 100 units and

	<p>option B at 300 units. Option B is considered the most sustainable option.</p> <p>The SA indicates that Option B would have likely significant positive effects against Objectives 1 (Housing) and 7 (Land Efficiency) due to the significant provision of housing, including affordable and use of brownfield land at a density which makes effective use of the land. Option B also scores positively against Objectives 2 (Deprivation), 3 (Travel) and 16 (Economy of Coastal Towns). Objectives 4 (Communities), 5 (Health) and 8 (Biodiversity) score uncertain effects. The site scores uncertain negative against Objectives 13 (Air Quality) and 14 (Flooding) due to potential impacts of increased traffic on the Newhaven Air Quality Management Area designation and flooding due to location within FZ3 which will require mitigation.</p> <p>The 2018 appraisal of the housing allocation reflects provision made through its criteria to address concerns through mitigation, particularly against Objectives 5 (Health), 8 (Biodiversity) and 14 (Flooding). Amended to no likely effect (5&8) and uncertain effect (14).</p>
Infrastructure Delivery Plan	<p>Need to consider impacts of development on local road capacity, including the Newhaven Ring Road and A26/ A259 junction. Shortfall in early years, primary and secondary education. Healthcare facilities will require expansion over the Plan period to accommodate planned growth. ESCC consider that a range of measures will be required to mitigate additional traffic on the A259 including sustainable transport options and junction improvements. Shortfall is some recreation/ sport facilities (cricket and junior football pitches) but particularly children's equipped play space. ESCC also state that education and healthcare facilities can be extended to accommodate growth. Other infrastructure, such as additional recreational facilities, will be delivered through developer contributions.</p>
Public consultation comments/ Community Views	<p>One site specific response to Issues and Options consultation: opposing. Reasons for opposition: congestion and unsuitable access to A259 through residential roads, flooding.</p> <p>East Sussex County Council and Sussex Wildlife Trust note requirement for an ecological impact assessment due to presence of priority habitat. Environmental Agency suggested that development is informed by a sequential test. Southern Water suggest consideration of site's proximity to waste water treatment works and potential for odour impacts.</p> <p><i>General comments received to Draft Consultation Plan: potential noise impact from nearby Port uses, flooding and overdevelopment.</i></p>
Summary	<p><i>The site is considered suitable, available and achievable for housing. Planning permission for 331 units lapsed in July 2015 but continues to be promoted for residential development with the intention to deliver a similar scheme to that previously approved.</i></p> <p><i>Indicative density achieved on site is 53dph. This falls within the density range identified for towns set out within Core Policy 2 and is considered appropriate for this site.</i></p> <p><i>The site is within a relatively sustainable location. Whilst key services are just over the recommended walking distance, there are adequate footpaths and the topography relatively flat to the town centre. Bus services are also accessible within close proximity to the site.</i></p> <p><i>Development within this location utilises brownfield land with</i></p>

	<p>opportunities to improve the local biodiversity and mitigate some of the flood risk. Whilst the development of site will result in some loss of employment land it is considered that the benefits of delivering housing and the associated infrastructure outweigh this.</p> <p>The Sustainability Appraisal highlights the site’s potential positive impacts on the provision of housing, the efficient use of brownfield land, reducing deprivation and strengthening the economy of coastal towns. These positive effect need to be balanced with potential impacts on the Newhaven AQMA due to increased traffic from new development.</p> <p>IDP highlights that services within the town will require investment to accommodate the additional demand, particularly recreation/ sports facilities, education and health care services. One site specific response to Issues and Options consultation objecting to development due to impacts on local road network. Representations to 2017 Draft consultation suggest additional policy criteria to mitigate concerns of potential flooding, noise and odour impacts, land contamination, overdevelopment and impact on priority habitats.</p>
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NH/A17	Land off Valley Road
<p>Proposed site allocation reference = NH01</p> <p>Site Capacity = 24 units</p> <p>Site Area = 0.72 ha</p>	
	Commentary
A	2018 SHELAA site assessment (34NH) concluded site to be Deliverable, suitable in principle, available for considered achievable. Site is a retained ‘saved’ unimplemented housing allocation from the 2003 Local Plan (NH4: Land south of Valley Road) for 24 units and therefore a commitment within Spatial Policy 2 of Local Plan Part 1. Boundary has been slightly amended to reflect that four units long eastern boundary have been built since its 2003 allocation. Site application received for site NH/A17 (LW/15/0881) – withdrawn with new application anticipated.
B	Located within Planning Boundary.
C	Predominately Greenfield site
D	Vacant site. Scrubland.
E	Site is within Flood risk zone 1. Wider area experiences surface water flooding issues.
F	No nationally or locally designated protected sites on or adjacent to site. Protected species (slow worm) recorded on southern boundary of site. Local records indicated the presence of protected species, slow worms, nearby. Local Wildlife Site (Meeching Down) located approximately 60m to the south.
G	Accessibility of key services available within Newhaven varies between 130m

	and 1.6km. Majority of services within 800m. Those services not within walking distance are accessible by bus. (Local shop – 560m, primary school – 140m, doctors – 1.2km, bus stop – 280m, train station – 1.5km (Newhaven Town)). Existing pavements to the east of the site, along Chestnut Way and Lewry Close, connect the site to the town centre and key local services.
H	Site is located on the western edge of Newhaven north of Brighton Road. The site sits relatively well within the built up area. Existing residential development abuts its eastern and northern boundaries. Development in this area is relatively dense and the pattern largely dictated by the local topography. Development in this location would be considered infill and would complement the surrounding built up area. Access should be from the north of site and direct traffic to Brazen Close or Valley Road subject to required widening and improvements. Surrounding built environment is characterised two detached and semi-detached properties. Surrounding densities vary between approximately 25dph (Brazen Close).
I	Development of site considered to have little or no impact on landscape. The site is well contained by existing development to the east and north. There is the potential for some intermittent views from the surrounding landscape, including National Park, but these are few and would be within the context of the surrounding development.
J	Development of site not considered to have an impact on historical environment. No historical assets designated on or adjacent to site.
Sustainability Appraisal	Overall the Sustainability Appraisal does not identify any significant factors that would consider the site an unsuitable option for housing. Two options were assessed within the SA: Option A maintains the previous site allocation boundary and Option B amends it to reflect a small development built since the allocation. Option B is considered the best option to take forward. The SA indicates that the site would have likely positive effects against Objectives 1 (Housing) and Objectives 2 (Deprivation). The site scores negatively against Objective 7 (Land Efficiency) and uncertain negative effects against Objective 13 (Air Quality). Site has little or no impact against other objectives. The 2018 appraisal of the housing allocation is unchanged.
Infrastructure Delivery Plan	Need to consider impacts of development on local road capacity, including the Newhaven Ring Road and A26/ A259 junction. Shortfall in early years, primary and secondary education. Healthcare facilities will require expansion over the Plan period to accommodate planned growth. ESCC consider that a range of measures will be required to mitigate additional traffic on the A259 including sustainable transport options and junction improvements. Shortfall is some recreation/ sport facilities (cricket and junior football pitches) but particularly children's equipped play space. ESCC also state that education and healthcare facilities can be extended to accommodate growth. Other infrastructure, such as additional recreational facilities, will be delivered through developer contributions.
Public consultation comments/ Community Views	One site specific response to Issues and Options consultation: opposing due to loss of Green Infrastructure, access should be opened to C7 to avoid A259. East Sussex County Council and Sussex Wildlife Trust note requirement for an ecological impact assessment due to presence of protected species.

	<i>General comments received to Draft Consultation Plan: potential surface water flooding and deliverability issues.</i>
Summary	<p><i>The site is considered suitable, available and achievable for housing. Indicative density achieved on site is 33dph. This falls below the density range identified for towns set out within Core Policy 2. However, this is considered appropriate for this site due to the local topography, existing surrounding densities and edge of town location.</i></p> <p><i>The site is considered a sustainable location for housing due to its proximity to some key services and facilities. Regular bus services to other services and facilities can be accessed by bus from stops within close proximity of the site.</i></p> <p><i>It is considered that the impacts on the surrounding landscape and built environment will be minimal due to the infill nature of the site and screening from views by the local topography and existing surrounding development. Potential for presence of protected species due to local records and proximity to LWS. The Sustainability Appraisal indicates some positive social impacts from development of this site, including provision of housing and contribution to reducing deprivation. Site scores negatively due to loss of greenfield land and potential increased traffic movements within Newhaven AQMA.</i></p> <p><i>IDP highlights that services within the town will require investment to accommodate the additional demand, particularly recreation/ sports facilities, education and health care services. One site specific comment made in relation to the housing option at Issues & Options consultation: objection raised due to loss of Green Infrastructure but also suggesting access avoids additional traffic on to A259. Representations to the 2017 Draft Consultation Plan were predominately in support, subject to additional ecological criterion and deliverability comments,</i></p>

Newhaven housing allocation recommendation

- 4.19 Both sites are concluded to be Deliverable within the 2018 SHELAA. The above assessments highlight that both sites have potential onsite constraints, however these are not considered to be insurmountable. This is demonstrated through the previous approval for residential development at West Quay and the recent promotion for developing part of the South of Valley Road site.
- 4.20 Both sites are available for early delivery and are considered sustainable locations for residential development. They are relatively well contained from the surrounding landscape and relate well to the existing built up area. As a brownfield site NH/A07 scores positively, however it is likely to have a greater effect on the Air Quality Management Area than NH/A17 due to its higher housing capacity. Both sites are large enough to attract affordable housing contribution, depending on viability taking into account known constraints.
- 4.21 It is considered that both NH/A07 and NH/A17 remain suitable housing site allocations and as such should be taken forward and identified within Local Plan Part 2 with relevant amendments to reflect the changes in circumstance since their 2003 allocation.

Ringmer & Broyle Side

RG/A16	<i>Caburn Field, Anchor Field</i>
<p>Site Capacity = 60 units</p> <p>Site Area = 1.2 ha</p>	
<p>Commentary</p>	
A	<p>2018 SHELAA site assessment (06RG) concluded site to be Deliverable: suitable in principle, available for residential development and considered achievable.</p> <p>Ringmer Parish Council has a made Neighbourhood Plan but does not allocate the site. RG1 is a 2003 Local Plan retained 'saved' housing allocation for 40 units. Additional adjacent LDC owned land is being considered as part of wider scheme.</p>
B	<p>Site is located within the planning boundary.</p>
C	<p>Greenfield site.</p>
D	<p>Site is in active use as football ground for Ringmer Football club. Proponent seeking to relocate club to new location within Ringmer which is considered achievable, therefore there would not be an overall loss of community use.</p>
E	<p>Site is within Flood zone 1.</p>
F	<p>No nationally or locally designated protected sites on or adjacent to site. Recordings of protected species (slow worm) adjacent to site. Also identified as a Biodiversity Action Plan species (slow-worm and small blue and wall butterflies).</p>
G	<p>Site is within walking distance of the majority of key services available within Ringmer. Site is considered to be in a sustainable location. (Local shop – 200m, primary school – 680m, doctors – 100m, bus stop – 100m, train station – 5.4km (Lewes)). Site is connected by existing pavements to key services within the village and public transport.</p>
H	<p>Ringmer is a nucleated settlement concentrated north and south of the village green largely contained by Bishops Lane to the north and Gote Lane to the south. The site is located within the development area, south of Lewes Road in the central part of Ringmer. The surrounding area is characterised by medium density (15dph to 22dph, Mill Road and Springett Avenue respectively) two storey detached and semi-detached houses. It is considered that developing this site could complement the surrounding built up area.</p>
I	<p>The site is well contained by surrounding existing buildings. Development in this location is considered infill and unlikely to impact on the surrounding landscape.</p>
J	<p>Site is within an Archaeological Notification Area (medieval and post-medieval village) designation. Development is considered to have a neutral impact on the historical environment.</p>
Sustainability Appraisal	<p>Overall the Sustainability Appraisal does not identify any significant factors that would consider the site an unsuitable option for housing. Two options were assessed within the SA, option A at 40 units and</p>

	<p>option B at 60 units. Option B is considered the most sustainable option. The increased capacity of Option B reflects that the anticipated planning application for the redevelopment of site is expected to incorporate additional adjacent land.</p> <p>The SA indicates that Option B would have likely positive effects against Objectives 1 (Housing) and 17 (Rural Economy) due to the provision of housing, including affordable and contribution to supporting the rural economy. The site scores negatively against Objective 7 (Land Efficiency) due to loss of greenfield land and uncertain negative effects on Objective 4 (Communities). Site has little or no impact against other indicators.</p>
Infrastructure Delivery Plan	<p>IDP identified a short-term shortfall in primary school provision, although ESCC has committed (financially and through planning application) to extension of school. Improvements to Neaves Lane WWTW are planned to be completed by 2020.</p> <p>New development in Ringmer and Lewes town will also require mitigation at the A26/ B2192 (Earwig Corner) junction from increased traffic generation. Shortfall in outdoor sports facilities identified in Ringmer. Opportunities to expand Ringmer library will be investigated by ESCC.</p>
Issues & Options comments/ Community Views	<p>Two site specific responses (including Ringmer Parish Council) to Issues & Options consultation: supporting. RPC also commented on ensuring mitigation to Earwig Corner traffic congestion and sewage work capacity sufficiently mitigated.</p>
Summary	<p><i>Site is considered suitable in principle, available and achievable for housing. Indicative density achieved on site is 50dph. This falls above the density range identified for villages within Core Policy 2. Given its sustainable location within the built up area it is considered that higher densities could be achieved. However, the eventual level of development will need to be considered through the planning application process. The site is within the planning boundary surrounded by existing residential uses. Aside from the relocation of the Football Club the site has few on site constraints to development. Site is considered a highly sustainable option for new development due to its close proximity and access to key services available within Ringmer. The Sustainability Appraisal scores positively on the provision of housing (including affordable), its close proximity to village services and potential in supporting the rural economy. It scores negatively against the Land Efficiency objective as development will result in the loss of greenfield land. Two site specific comments made to the Issues and Options consultation, both supporting the housing site option. Representations to the 2017 Draft Consultation Plan were predominately in support,</i></p>

Caburn Field, Anchor Field (higher capacity option)	
<p>Proposed site allocation = RG01</p> <p>Site Capacity = 90 units</p> <p>Site Area = 1.91 ha</p>	
	Commentary
A	<p>2018 SHELAA site assessment (45RG) concluded site to be Deliverable: suitable in principle, available for residential development and considered achievable. This second option has been considered due to the notable differences in suggested capacities.</p> <p>Ringmer Parish Council has a made Neighbourhood Plan but does not allocate the site. RG1 is a 2003 Local Plan retained 'saved' housing allocation for 40 units. Additional adjacent LDC owned land is being considered as part of wider scheme. Increase in site capacity takes total housing numbers at Ringmer and Broyle Side to above the 385 'cap'. However, further discussions with ESCC highways have identified potential mitigation through requiring the implementation of sustainable transport improvements to minimise car use to the whole scheme.</p>
B	Site is located within the planning boundary.
C	Predominately Greenfield site.
D	Site is in active use as football ground for Ringmer Football club. Proponent seeking to relocate club to new location within Ringmer which is considered achievable, therefore there would not be an overall loss of community use.
E	Site is within Flood risk zone 1.
F	No nationally or locally designated protected sites on or adjacent to site. Recordings of protected species (slow worm) adjacent to site. Also identified as a Biodiversity Action Plan species (slow-worm and small blue and wall butterflies).
G	Site is within walking distance of the majority of key services available within Ringmer. Site is considered to be in a sustainable location. (Local shop – 200m, primary school – 680m, doctors – 100m, bus stop – 100m, train station – 5.4km (Lewes)). Site is connected by existing pavements to key services within the village and public transport.
H	Ringmer is a nucleated settlement concentrated north and south of the village green largely contained by Bishops Lane to the north and Gote Lane to the south. The site is located within the development area, south of Lewes Road in the central part of Ringmer. The surrounding area is characterised by medium density (15dph to 22dph, Mill Road and Springett Avenue respectively) two storey detached and semi-detached houses. Increased capacity gives development of site a density of approximately 47dph. It is considered that developing this site could complement the surrounding built up area.
I	The site is well contained by surrounding existing buildings. Development in this location is considered infill and unlikely to impact on the surrounding

	landscape. Increase in dwelling numbers considered achievable within context of area subject to development being of high quality.
J	Site is within an Archaeological Notification Area (medieval and post-medieval village) designation. Development is considered to have a neutral impact on the historical environment.
Sustainability Appraisal	<p>Overall the Sustainability Appraisal does not identify any significant factors that would consider the site an unsuitable option for housing. Two options were assessed within the SA, option A at 40 units and option B at 60 units. A further Option C for the delivery of approximately 90 units is assessed in the 2018 SA. Option C reflects the current context within which the site is being promoted. Option B was previously considered the most sustainable option as it reflected the anticipated redevelopment proposals consisting of the original allocation plus additional adjacent land.</p> <p>The SA indicates that both Options A and B would have likely positive effects against Objectives 1 (Housing) and 17 (Rural Economy) due to the provision of housing, including affordable and contribution to supporting the rural economy. Option C scored better, likely significant effect, against the Housing Objective due to the higher level of housing. The site scores negatively against Objective 7 (Land Efficiency) due to loss of greenfield land and uncertain effects on Objective 4 (Communities) due to loss of a key community facility. The site options have little or no impact against other indicators.</p> <p>The 2018 appraisal of the housing allocation reflects the provision made through its criteria to address concerns, particularly against Objective 4 (Communities) which requires re-provision of playing facilities prior to commencement of redevelopment. Amended to positive effect.</p>
Infrastructure Delivery Plan	<p>IDP identified a short-term shortfall in primary school provision, although ESCC has committed (financially and through planning application) to extension of school. Improvements to Neaves Lane WWTW are planned to be completed by 2020.</p> <p>New development in Ringmer and Lewes town will also require mitigation at the A26/ B2192 (Earwig Corner) junction from increased traffic generation. Shortfall in outdoor sports facilities identified in Ringmer. Opportunities to expand Ringmer library will be investigated by ESCC. (Ringmer library has since closed).</p>
Public consultation comments/ Community Views	<p>Two site specific responses (including Ringmer Parish Council) to Issues & Options consultation: supporting. RPC also commented on ensuring mitigation to Earwig Corner traffic congestion and sewage work capacity sufficiently mitigated.</p> <p>East Sussex County Council and Sussex Wildlife Trust note requirement for an ecological impact assessment due to presence of priority habitat. Environmental Agency suggested additional criteria for connection of development at nearest point of adequate capacity. Southern Water require easement for access to surface water sewer.</p> <p><i>General comments received to Draft Consultation Plan:</i> potential overdevelopment, deliverability loss of playing fields.</p>
Summary	<i>Site is considered suitable in principle, available and achievable</i>

	<p><i>for housing. Indicative density achieved on site is 50dph. This falls above the density range identified for villages within Core Policy 2. Given its sustainable location within the built up area it is considered that higher densities could be achieved. However, the eventual level of development will need to be considered through the planning application process. The site is within the planning boundary surrounded by existing residential uses. Aside from the relocation of the Football Club the site has few on site constraints to development. Site is considered a highly sustainable option for new development due to its close proximity and access to key services available within Ringmer. The Sustainability Appraisal scores positively on the provision of housing (including affordable), its close proximity to village services and potential in supporting the rural economy. It scores negatively against the Land Efficiency objective as development will result in the loss of greenfield land. Two site specific comments made to the Issues and Options consultation, both supporting the housing site option. Representations to the 2017 Draft Consultation Plan were predominately in support, however further consideration has been given to the options in light of concerns raised within the representations received.</i></p>
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Ringmer & Broyle Side housing allocation recommendation

- 4.22 RG/A16 is concluded to be Deliverable in the 2018 SHELAA. The larger, overlapping, site assessed in the SHELAA (45RG) is also concluded Deliverable. Both are considered available for early delivery within the plan, albeit the delivery of housing is dependent on the relocation of Ringmer Football Club. However, the site is being actively promoted and a feasible alternative location for the football ground has been found. This is therefore not seen as a constraint to its delivery.
- 4.23 Both options are considered highly sustainable location for residential development, with a good range of key services being within reasonable walking distance. It is a well contained site and surrounded by existing residential development with few known onsite constraints. It is noted that the larger site for approximately 90 net dwellings would result in planned development at Ringmer & Broyle Side exceeding the 385 ‘cap’ due to capacity constraints of the A26/ B2192 (Earwig Corner) junction. However, discussions with ESCC highways have, in principle, identified potential mitigation and therefore higher levels of housing can be achieved in this instance.
- 4.24 The Sustainability Appraisal shows little difference in the potential effects of the site between the 40 and 60 unit capacity options, but recognises that the higher capacity reflects current proposals to include adjacent land. Option C (the largest site option for 90 dwellings) scores likely significant positive effects due to the delivery of a greater number of houses, including affordable.

4.25 It is considered that both site options are suitable for allocation. However, the larger site option for approximately 90 dwellings reflects proposals currently being drawn up for submission as a planning application. As such, this option should be identified within Local Plan Part 2 with relevant amendments to reflect the changes in circumstance since its 2003 allocation.

APPENDICES

Appendix 1

Considerations		Notes
A	Deliverable site – Suitable for residential development, Available in next 5 years and achievable.	<p>Sites included in the 2018 SHELAA have been initially assessed against a standard list of factors to ascertain their general suitability for residential development. Where there are known constraints to the availability or achievability this is reflected in the deliverability consideration and conclusions of SHELAA site assessments. These conclusions then feed into the scoring. However, it may be that there is a solution to a specific constraint so this alone would not discount a site.</p> <p>Sites which are concluded to be Not Deliverable or Developable within the 2018 SHELAA are not taken forward in the Local Plan Part 2 Site Assessment for further consideration as a housing allocation.</p> <p>Note any planning history and contribution to planned level of growth.</p> <p>Source: 2018 SHELAA</p>
	Developable site – Available in future	
	Developable site – Unknown availability	
	Developable site – Achievability constraints	
B	Sites within planning boundary	<p>Sites within the existing planning boundary are prioritised, followed by those sites adjacent to existing planning boundaries, to ensure that new development is directed to in the most sustainable location.</p> <p>The 500m threshold is used here as it is consistent with the SHELAA filtering process.</p> <p>Source: Map Explorer</p>
	Sites adjacent to planning boundary	
	Sites within 500m of planning boundary	
Land Use and Typology		
C	Brownfield site	<p>Brownfield sites are prioritised to make efficient use of land.</p> <p>Source: Map Explorer, site submissions, site visits</p>
	Partially brownfield	
	Greenfield site	
D	Vacant site or soon to be vacant	<p>Sites which make the best use of vacant and derelict land will be favoured with the loss of existing uses resisted unless a suitable alternative is found and delivered as part of proposal.</p> <p>Source: 2018 SHELAA, site submissions, site visits</p>
	In active use or development results in loss of community/ employment uses	
Flood risk		
	Flood zone 1	In line with national and local planning policy
	Flood Zone 2	

E	Flood Zone 3a	development should avoid being located in areas of flood risk, or exacerbate existing problems. Is there any potential suitable mitigation; site layouts, non-habitable ground floor uses, Sustainable Urban Drainage Systems? Fluvial, coastal and surface water flood risk. Source: Map Explorer, Environment Agency and ESCC
	Flood zone 3b – functional floodplain	

Biodiversity - Protected Habitats & Species

F	Not adjacent to a locally protected site/ no record of protected species on site.	Sites assessed within the SHELAA on European or Internationally protected sites (SACs, SPAs, SSSIs, Ramsar, NNRs and SAMs) are discounted. Locally protected sites: Site of Nature Conservation Interest, Local Wildlife Site (previously Local Nature Reserves), Ashdown Forest 7km protection zone, Rare and Protected Species (birds, badgers, reptiles (Great Crested Newts, Natterjack toads), dormice, bats, barn owls) protected under Wildlife and Countryside Act 1981 (as amended), Protection of Badgers Act 1992, Habitats Directive (transposed now into The Conservation of Habitats and Species Regulations 2010), Source: Map Explorer and Sussex Biodiversity Records Centre, Natural England, ESCC, 2018 SHELAA
	Adjacent to a locally protected site / potential for protected species on site (<u>recorded</u> adjacent)	
	Not in or adjacent on European or International Designations but within a locally protected site / protected species recorded onsite.	
	Adjacent to European or International Designations or within Ashdown Forest 7km protection zone but with appropriate mitigation solution identified/ achievable.	

Accessibility

G	Within 400m walking distance of key services and/or bus stop with frequent services	Accessibility to key services (shop/ Post Office, primary school, doctors) is a key objective of the Local Plan Part 1, therefore sites closest to a number of existing services will be considered the more sustainable options when compared to other housing options in, or near, that settlement. Where services are not within walking distance sites should have reasonable access to public transport in order to access services. Distances used in this consideration are recommended acceptable walking distances to local services and public transport. <i>Scoring will be balanced where services fall in various distance thresholds. Distances are measured from centre of site to the edge of service taking the shortest known pedestrian route using existing pavements, footpaths and roads.</i> Source: 2018 SHELAA, Map Explorer, ESCC,
	Between 400m – 800m walking distance of key services	
	Over 800m walking distance of key services but within walking distance of bus stop (400m) or train station (1.2km).	
	Not within walking distance of key services or public transport (car dependant).	

		Rural Settlement Study
Built Environment		
H	Development would enhance or complement the existing built environment	<p>It is recognised that where a settlement has a built form considered characteristic of that settlement it is important that new development is mindful of that character. Sites should be capable of positive integration.</p> <p>Surrounding densities, house type, height. Areas of established character.</p> <p>Source: 2018 SHELAA and Map Explorer.</p>
	Development would have a Neutral impact on surrounding character	
	Development would not be in character of the existing built environment.	
Landscape & Green Infrastructure		
I	Little or no impact and/or development offers opportunity for landscape enhancement/ improvement.	<p>Individual sites thought to have an unacceptable landscape impact were screened out during the SHELAA process. This considers the integration of the site into the landscape and existing built area. It also notes the conclusions of the Council's 2012 Landscape Capacity Study.</p> <p>Impact on Ancient Woodland, TPOs/ TPO Groups, hedges.</p> <p>Wider consideration of sites at this point will be given to identify if, where several potential sites are in close proximity, there may be an opportunity for a wider more comprehensive development which may result a better integrated scheme.</p> <p>Source: 2018 SHELAA, Map Explorer, ESCC</p>
	Some impact on immediate landscape but otherwise able to integrate well to existing built environment with high quality design.	
	Loss/degrading of special landscape features and/ or important landscape character, adverse impact on surrounding landscape.	
Historical Environment and Assets		
J	Development is not adjacent to/ would not have an impact	<p>Consider potential impacts (negative, neutral or positive) on historical environment. Conservation Areas, Scheduled Ancient Monuments, Listed Buildings, Archaeological Notification Areas designations.</p> <p>Source: 2018 SHELAA, Map Explorer and Conservation Area Appraisals, ESCC</p>
	Development is adjacent to /would have a neutral impact	
	Development would result in the loss of / or would have an adverse or unacceptable impact on a historical asset.	
Sustainability Appraisal		<p>Consideration should be given to the outcomes of the SA and the individual site selection assessment tempered against these outcomes.</p> <p>Includes whether the site is meeting other areas of Local Plan Part 1 (i.e. vision, targets).</p> <p>Opportunities with other proposals?</p> <p>Differences between initial option appraisal and site allocation appraisal reflecting policy requirements?</p>
Infrastructure Delivery Plan / Statutory		The identification of any infrastructure

consultee comments	constraints / opportunities should be given due consideration. See also representation from Issues and Options consultation.
Public Consultation representations / Community Views	Consideration should be given to responses received, either of support or objection, from Issues & Options consultation. Representations received from the 2017 Draft Consultation. Consideration should be given to made and emerging neighbourhood plans, including consultations, vision, objectives and policies.

Appendix 2

Table of former and current housing site options

This table contains the housing options that the Council consulted on at the Issues and Options stage, plus sites put forward through representations and submitted and assessed through the SHELAA process. It aims to provide an understanding firstly of what happened to sites that the Council consulted on and secondly, what additional site options came forward and how these have been considered through Local Plan Part 2.

Part 2 Site Reference	Site Name	SHELAA ref if applicable	Number of units	Consulted at Issues & Options?	Included/ Excluded as draft LPP2 allocation?	Comments
Newhaven						
NH/A01	Seahaven Caravans, Railway Road,	02NH	22	Yes	Excluded	Within neighbourhood plan area. Included as proposed allocation within emerging Newhaven neighbourhood plan.
NH/A02	Land at Tideway School	03NH	n/a	Yes	Excluded	Site now developed as primary school.
NH/A03	Lewes Rd recreation ground	15NH	n/a	Yes	Excluded	No longer available
NH/A04	The Old Shipyard, Robinson Road, Newhaven	16NH	66	Yes	Excluded	Site now has outline planning permission for 66 dwellings.
NH/A05	Land to west of St Lukes Court, Church Hill,	17NH	12	Yes	Excluded	Within neighbourhood plan area.
NH/A06	Crest Road and Fairholme Road, Denton	27NH	8	Yes	Excluded	Within neighbourhood plan area.
NH/A07	West Quay, Fort Road	31NH	100	Yes	Included	Retained housing allocation for approximately 300 units. Site is a commitment - unimplemented 2003 Local Plan allocation (NH6). Previous planning permission (LW/07/1475) for 331 dwellings lapsed. 2018 – unimplemented allocation taken forward as revised allocation for 300 dwellings.
NH/A08	South of Valley Road	35NH	85	Yes	Excluded	Within neighbourhood plan area. Previously promoted through LW/12/0850 (approved subject to S106).

NH/A09	Robinson Road Depot, Robinson Road	39NH	80	Yes	Excluded	Within neighbourhood plan area. Site is partially included as proposed housing allocation in emerging Newhaven neighbourhood plan.
NH/A10	LDC Offices at Fort Road	40NH	6	Yes	Excluded	Within neighbourhood plan area. Site is included as proposed housing allocation in emerging Newhaven Neighbourhood Plan.
NH/A11	Former Saxonholme Meeching Road	43NH	n/a	Yes	Excluded	Developed for alternative uses - no longer available for housing.
NH/A12	Land at tideway School, Harbour Heights, Meeching Quarry and west of Meeching Quarry	38NH	n/a	Yes	Excluded	Site is now allocated within Core Strategy - Strategic site SP7: Land at Harbour Heights
NH/A13	Eastside land,	20NH	190	Yes	Excluded	Site existing Newhaven commitment figure, cannot be considered for allocation.
NH/A14	West of Meeching Quarry	32NH	125	Yes	Excluded	Reflected unimplemented 2003 LDLP allocation (NH8). Now part of Strategic Site SP7
NH/A15	Land at Kings Avenue	33NH	5	Yes	Excluded	2003 Local Plan housing allocation partially implemented.
NH/A16	Land at Railway Quay	10NH	n/a	Yes	Excluded	Falls outside Newhaven neighbourhood area.
NH/A17	Land off Valley road, Newhaven	34NH	24	Yes	Included	Retained housing allocation. Site is a commitment - unimplemented 2003 Local Plan allocation (NH4). 2018 – unimplemented allocation taken forward as revised allocation
NH/A18	Parker Pen site	46NH	145	Yes	Excluded	Site existing Newhaven commitment figure, cannot be considered for allocation.
NH/A19	Land South west of 7 Park Drive Close (SDNP)	23NH	n/a	Yes	Excluded	Falls within South Downs National Park
NH/A20	Land South of Hill Road, (SDNP)	25NH	n/a	Yes	Excluded	Falls within South Downs National Park
n/a	Land south of Wilmington	47NH	2	No	Excluded	Within neighbourhood plan area. Submitted as part of I&O consultation.
n/a	Land at Railway Quay	48NH	25	No	Excluded	Falls outside Newhaven neighbourhood area. Site assessed since LPP2 I&O consultation.

n/a	Land at Holmdale Road	49NH	21	No	Excluded	Falls within South Downs National Park. Site submitted as part of LPP2 I&O consultation. Within Newhaven neighbourhood plan area.
n/a	Land at Palmerston Road	50NH	134	No	Excluded	Site submitted as part of LPP2 I&O consultation. Within Newhaven neighbourhood plan area.
n/a	Newhaven Police Station, South Road	51NH	10	No	Excluded	Within neighbourhood plan area. Site identified since LPP2 I&O consultation. Included as proposed allocation within emerging Newhaven neighbourhood plan.
n/a	Newhaven Fire Station, Fort Road	52NH	7	No	Excluded	Within neighbourhood plan area. Site identified since LPP2 I&O consultation. Not included as proposed allocation within emerging Newhaven neighbourhood plan.
n/a	Royal Mail Delivery Depot, High Street	54NH	10	No	Excluded	Within neighbourhood plan area. Site submitted as part of LPP2 I&O consultation. Not included as proposed allocation within emerging Newhaven neighbourhood plan.
n/a	Land at former Grays Primary School	55NH	25	No	Excluded	Within neighbourhood plan area. Site identified since LPP2 I&O consultation. Included as proposed allocation within emerging Newhaven neighbourhood plan. 2018 – Has planning permission for 26 units.
n/a	Former Frosts Garage site, Denton Corner	45PP	14	No	Excluded	Previous committed site, development complete.
n/a	Searchlight Workshop, 32-34 Claremont Road	47PP	13	No	Excluded	Previous committed site, development complete.
n/a	Harbourside Inn, Fort Road	60NH	5	No	Excluded	Previous committed site, development partly complete.
n/a	Unit 1 Newhaven Workshop, Transit Road	64NH	25	No	Excluded	2018 - Within neighbourhood plan area. Not included as proposed allocation within emerging Newhaven neighbourhood plan.
n/a	Bevan Funnel, Beach Road	65NH	35	No	Excluded	2018 - Within neighbourhood plan area. Not included as proposed allocation within emerging Newhaven neighbourhood plan.

Seaford						
SF/A01	Land to the south of Chyngton Way,	01SF	40	Yes	Excluded	Within Seaford neighbourhood plan area.
SF/A02	East Street Car Park	05SF	10	Yes	Excluded	Within Seaford neighbourhood plan area.
SF/A03	Former Central Garage site, Sutton Park Road	13SF	38	Yes	Excluded	Existing commitment figure, therefore cannot be allocated to contribute to Seaford's figure.
SF/A04	Buckle Car Park, Marine Parade (Parcels A &B)	14SF	7	Yes	Excluded	No longer available
SF/A05	Buckle Car Park, Marine Parade (Parcels A, B &C)	15SF	10	Yes	Excluded	No longer available
SF/A06	Chalvington Field at Normansal Park Avenue (SDNP)	16SF	20	Yes	Excluded	No longer available and within SDNP
SF/A07	6 Steyne Road	18SF	6	Yes	Excluded	Existing commitment figure, therefore cannot be allocated to contribute to Seaford's figure.
SF/A08	Drill Hall, Broad Street	19SF	n/a	Yes	Excluded	Development complete. No longer available.
SF/A09	Holmes Lodge, 72 Claremont Road	20SF	12	Yes	Excluded	Within Seaford neighbourhood plan area.
SF/A10	51-53 Blatchington Road	21SF	9	Yes	Excluded	Within Seaford neighbourhood plan area.
SF/A11	Florence House	22SF	10	Yes	Excluded	Within Seaford neighbourhood plan area.
SF/A12	Land north of Crown Hill	08SF	7	Yes	Excluded	Within Seaford neighbourhood plan area.
SF/A13	Gasworks, Blatchington Road	04SF	30	Yes	Excluded	Retained housing allocation. Site is a commitment - unimplemented 2003 Local Plan allocation (SF5). Neighbourhood plan considering larger allocation.
n/a	Land at Former Wynne's Nursery, Sutton Drove	23SF	n/a	No	Excluded	Submitted as part of LPP2 I&O consultation. Subsequent planning application submitted: development of 4 units complete.
n/a	Seaford Constitutional Club, Crouch Lane	27SF	19	No	Excluded	Within Seaford neighbourhood plan area. Submitted as part of LPP2 I&O consultation.
n/a	Land at 47 Surrey Road	11SF	10	No	Excluded	Within Seaford neighbourhood plan area. Previously assessed but resubmitted as part of LPP2 I&O consultation.

n/a	Station Approach, Dane Road	24SF	10	No	Excluded	Within Seaford neighbourhood plan area.
n/a	Elm Court, Blatchington Road	25SF	9	No	Excluded	Within Seaford neighbourhood plan area. Site now has planning permission.
n/a	Land at East Albany Road/ Sutton Drove	26SF	12	No	Excluded	Within Seaford neighbourhood plan area. Site now has planning permission.
n/a	Former Newlands School, Eastbourne Road	28SF	140	No	Excluded	Site identified since LPP2 I&O consultation. 2018 - Site has outline approval for 183. Contributes to SP2's '200 dwellings to be determined'.
n/a	Land to the rear of Chichester Road	29SF	10	No	Excluded	Within Seaford neighbourhood plan area. Site identified since LPP2 I&O consultation.
Peacehaven & Telscombe						
PT/A01	Land at Arundel Road,	02PT	n/a	Yes	Excluded	Development complete.
PT/A02	2 South Coast Road,	04PT	n/a	Yes	Excluded	Development complete.
PT/A03	Fairlight Avenue, The Esplanade,	11PT	n/a	Yes	Excluded	Site since excluded due to localised ground conditions rendering site unsuitable for development
PT/A04	Land north of Keymer Avenue,	34PT	n/a	Yes	Excluded	Development complete
PT/A05	Land South Coast Road/ Lincoln Avenue	37PT	n/a	Yes	Excluded	Site since excluded due to unsurmountable access constraints.
PT/A06	Land at Cliff Park Close	39PT	10	Yes	Excluded	Within Peacehaven & Telscombe neighbourhood plan area.
PT/A07	Piddinghoe Avenue Car Park	45PT	6	Yes	Excluded	Within Peacehaven & Telscombe neighbourhood plan area.
PT/A08	Steyning Avenue Car Park	46PT	n/a	Yes	Excluded	Site no longer considered available since 2015 Peacehaven Car Parking Study concluded use should be retained.
PT/A09	Motel, 1 South Coast Road	19PT	26	Yes	Excluded	Existing commitment figure, cannot be considered for allocation.
PT/A10	Land at Valley Road,	06PT	113	Yes	Excluded	Superseded by PT/A12
PT/A11	Land at Lower Hoddern Farm, off Pelham Rise,	24PT	n/a	Yes	Excluded	I&O Reps suggested retirement village use. Site is now allocated within Core Strategy - Strategic site SP8: Land at Lower Hoddern Farm

PT/A12	Land north and south of Valley Road	20PT	158	Yes	Excluded	Within Peacehaven & Telscombe neighbourhood plan area.
PT/A13	Land at Cornwall Avenue	47PT	14	No	Excluded	Within Peacehaven & Telscombe neighbourhood plan area. Submitted as part of LPP2 I&O consultation.
n/a	Land at 330 & 338 South Coast Road	62PT	6	No	Excluded	Within Peacehaven & Telscombe neighbourhood plan area. Submitted as part of LPP2 I&O consultation.
n/a	12 Seaview Road	63PT	n/a	No	Excluded	Submitted as part of LPP2 I&O consultation. Subsequent planning application approved: development complete.
n/a	264 South Coast Road	64PT	31	No	Excluded	Within Peacehaven & Telscombe neighbourhood plan area. Submitted as part of LPP2 I&O consultation. Subsequent planning application approved.
n/a	Land between Telscombe Grange and Smugglers Rest PH, South Coast Road	65PT	12	No	Excluded	Within Peacehaven & Telscombe neighbourhood plan area. Submitted as part of LPP2 I&O consultation.
n/a	Land to the rear of Telscombe Road	n/a	n/a	No	Excluded	Within Peacehaven & Telscombe neighbourhood plan area. Submitted as part of LPP2 I&O consultation for C2 use.
n/a	170-174 South Coast Road	n/a	n/a	No	Excluded	Within Peacehaven & Telscombe neighbourhood plan area. Submitted as part of LPP2 I&O consultation.
n/a	The Copse, Telscombe Cliffs Way	66PT	n/a	No	Excluded	2018- Within Peacehaven & Telscombe neighbourhood plan area. Submitted to SHELAA. Concluded to be Not deliverable or developable – not suitable.
n/a	Land rear of Tudor Rose Manor Park	67PT	63	No	Excluded	2018- Within Peacehaven & Telscombe neighbourhood plan area. Submitted to SHELAA. Concluded to be Not deliverable or developable – not suitable.
Barcombe Cross						
BA/A01	Hillside Nurseries, High Street,	03BA	6	Yes	Included	Taken forward as draft housing allocation in LPP2. 2018- Raised through 2017 LPP2 Draft Consultation. Capacity increased to 10 at Pre-

						Submission stage.
BA/A02	Land adjacent to the High Street	05BA	25	No	Included	Taken forward as draft housing allocation in LPP2. Site assessed since LPP2 I&O consultation.
BA/A03	Land north of the High Street	07BA	10	No	Excluded	Superseded by BA/A02. Site resubmitted as part of LPP2 I&O consultation.
BA/A04	Land at Bridgelands	08BA	7	No	Included	Taken forward as draft housing allocation in LPP2. Site assessed since LPP2 I&O consultation.
n/a	Land at Barcombe, north west of Barcombe village hall	09BA	6	No	Excluded	2018 - Assessed in SHELAA, Not deliverable or developable - not suitable.
n/a	Land south of Barcombe Mills Road	10BA	50	No	Excluded	2018- Raised through 2017 LPP2 Draft Consultation. First assessed within 2018 SHELAA. Capacity significantly exceeds the identified 30 for Barcombe. Increase in level of development to be considered at JCS review.
North Chailey						
CH/A02	Land south of Station Road	12CH	20	Yes	Excluded	Not taken forward as draft housing allocation in LPP2.
CH/A03	Land at Glendene Farm, Station Road, North Chailey	15CH	10	Yes	Included	Taken forward as draft housing allocation in LPP2.
CH/A04	Land at Oxbottom Lane,	16CH	20	Yes	Excluded	Not taken forward as draft housing allocation in LPP2.
CH/A06	Land south of Fairseat House, Station Road	20CH	15	Yes	Excluded	Not taken forward as draft housing allocation in LPP2.
CH/A07	Land south of Fairseat and west of Oxbottom Lane	21CH	30	Yes	Excluded	Not taken forward as draft housing allocation in LPP2.
CH/A09	Kings Head, East Grinstead Road	26CH	15	No	Included	Taken forward as draft housing allocation. Development under construction.
CH/A08	Layden Hall, East Grinstead Road	08CH	6	Yes	Included	Taken forward as draft housing allocation in LPP2.
n/a	Land adjoining Millfield, Lewes Road	22CH	10	No	Excluded	Site submitted as part of LPP2 I&O consultation. Not suitable for housing, see 2017 SHELAA.

n/a	Waspbourne Farm, Sheffield Park (new settlement)	n/a	-	No	Excluded	Site submitted as part of LPP2 I&O consultation for possible new settlement. Due its strategic nature LPP2 does not seek to identify a new settlement.
n/a	Buckles Wood Field, Warrs Hill Road	28CH	30	No	Excluded	2018- Raised through 2017 LPP2 Draft Consultation. First assessed in 2018 SHELAA. Filtered due to proximity to existing planning boundary.
South Chailey						
CH/A01	Land fronting Mill Lane, South Chailey	05CH	10	Yes	Included	Taken forward as draft housing allocation in LPP2.
CH/A05	Chailey Brickworks	19CH	49	Yes	Excluded	Not taken forward as draft housing allocation in LPP2. Site no longer available.
n/a	Land west of A275 (South Road)	27CH	55	No	Excluded	2018- Raised through 2017 LPP2 Draft Consultation. First assessed within 2018 SHELAA. Capacity significantly exceeds the identified 10 for South Chailey. Increase in level of development to be considered at JCS review.
Cooksbridge						
CB/A01	Land south of Beechwood Lane	06HY	12	Yes	Excluded	HNP allocates site as Local Green Space, no longer available.
CB/A02	Chatfields, Cooksbridge Road	10HY	27	Yes	Included	Site has planning permission. Contributes towards Cooksbridge figure. 2018- site is under construction
CB/A03	Land north of Beechwood Lane	09HY	23	Yes	Excluded	Falls within South Downs National Park.
n/a	Land north of Cooksbridge	11HY & 13HY	65 & 175	No	Excluded	Larger site previously assessed and excluded on unsuitability.
n/a	'New' Cooksbridge	n/a	-	No	Excluded	Site submitted as part of LPP2 I&O consultation. Due its strategic nature LPP2 does not seek to identify a new settlement.
Newick						
NW/A01	Land off Allington Road,	03NW	30	Yes	Excluded	Within Newick neighbourhood plan area. Not identified as housing allocation in NNP.
NW/A02	Land south of Alexander Mead,	07NW	7	Yes	Excluded	Within Newick neighbourhood plan area. Not identified as housing allocation in NNP.

NW/A03	25 Newick Hill & other land adjacent to Cricketfields,	08NW	31	Yes	Excluded	Within Newick neighbourhood plan area. Site identified as housing allocation (HO2). Development under construction.
NW/A04	Land to east of the telephone exchange, Goldbridge Road,	11NW	30	Yes	Excluded	Within Newick neighbourhood plan area. Site identified as housing allocation (HO3). Development under construction.
NW/A05	Land at Rathenny, Allington Road	13NW	30	Yes	Excluded	Within Newick neighbourhood plan area. Not identified as housing allocation in NNP.
NW/A06	Land south of Allington Road	16NW	50	Yes	Excluded	Within Newick neighbourhood plan area. Not identified as housing allocation in NNP.
NW/A07	P&K Autos / 15 Church Road	17NW	6	Yes	Excluded	Within Newick neighbourhood plan area. Not identified as housing allocation in NNP.
NW/A08	Land rear of 45 Allington Road	20NW	23	Yes	Excluded	Within Newick neighbourhood plan area. Not identified as housing allocation in NNP.
NW/A09	Land at 45 and 55 Allington Road	21NW	50	Yes	Excluded	Within Newick neighbourhood plan area. Not identified as housing allocation in NNP.
NW/A10	Land west of The Pines, 95 Allington Road	19NW	8	Yes	Excluded	Within Newick neighbourhood plan area. Not identified as housing allocation in NNP.
NW/A11	Land at Mitchelswood Farm	26NW	50	Yes	Excluded	Within Newick neighbourhood plan area. Not identified as housing allocation in NNP.
NW/A12	Land east of Oakside, Goldbridge Road	22NW	38	Yes	Excluded	Within Newick neighbourhood plan area. Site identified as housing allocation (HO4). Development under construction.
NW/A13	Land north of Goldbridge Road	23NW	n/a	Yes	Excluded	Within Newick neighbourhood plan area. Not identified as housing allocation in NNP.
NW/A14	Land at 104 Allington Road	24NW	10	Yes	Excluded	Within Newick neighbourhood plan area. Not identified as housing allocation in NNP.
NW/A15	Woods Fruit Farm, Goldbridge Road	27NW	69	No	Excluded	Within Newick neighbourhood plan area. Part of site identified as housing allocation in NNP.
n/a	Land rear of 85-105 Allington Road	n/a	-	No	Excluded	Within Newick neighbourhood plan area. Not identified as housing allocation in NNP. Site submitted as part of I&O consultation (no map).
Plumpton Green						

PL/A01	Land rear of The Rectory, east of Station Road,	04PL	30	Yes	Excluded	Within emerging Plumpton Neighbourhood Plan area. Included as draft housing allocation in PNP. 2018 - Allocated within made neighbourhood plan. Capacity reduced to 20 units.
PL/A02	Land rear of Oakfields, east of Station Road,	05PL	30	Yes	Excluded	Within emerging Plumpton Neighbourhood Plan area. Included as draft housing allocation in PNP. 2018 - Allocated within made neighbourhood plan. Capacity reduced to 20 units.
PL/A03	Land north east of Wells Close	13PL	6	Yes	Excluded	Within emerging Plumpton Neighbourhood Plan area. Included as draft housing allocation in PNP. 2018 - Allocated within made neighbourhood plan. Capacity increased to 12 units.
PL/A04	Land south of Riddens Lane	14PL	15	Yes	Excluded	Within emerging Plumpton Neighbourhood Plan area. Included as draft housing allocation in PNP. 2018 - Allocated within made neighbourhood plan. Capacity increased to 16 units.
PL/A05	Land between West Gate and Chapel Road	16PL	40	Yes	Excluded	Within emerging Plumpton Neighbourhood Plan area. Not taken forward as draft housing allocation in PNP.
PL/A06	Land south of Inholmes Farm	19PL	19	No	Excluded	Within emerging Plumpton Neighbourhood Plan area. Site assessed since LPP2 I&O consultation. Not taken forward as draft housing allocation in PNP.
PL/A07	Land north of the Old Police Station	20PL	15	No	Excluded	Within emerging Plumpton Neighbourhood Plan area. Site assessed since LPP2 I&O consultation. Not taken forward as draft housing allocation in PNP.
PL/A08	Land east of Nolands Farm	10PL	30	No	Excluded	Within emerging Plumpton neighbourhood plan area. Site assessed since LPP2 I&O consultation. Not taken forward as draft housing allocation in PNP.
n/a	Land south of North Barnes Lane	21PL	17	No	Excluded	2018 - Submitted to SHELAA, Not deliverable or developable - not suitable.

n/a	Land south of the railway line, Plumpton Lane	22PL	15	No	Excluded	2018- Considered through emerging Plumpton Neighbourhood Plan, although not allocated in made NP. Considered through SHELAA: Not deliverable or developable - not suitable or available.
n/a	Land at Plumpton Race	23PL	19	No	Excluded	2018 -Considered through emerging Plumpton Neighbourhood Plan, although not allocated in made NP. Considered through SHELAA: Not deliverable or developable - not suitable or available.
n/a	Land at Nolands Farm and North Barnes Lane	24PL	45	No	Excluded	2018 - Raised at 2017 Draft Consultation stage. Not allocated in made NP. Considered through SHELAA: Not deliverable or developable - not suitable or available.

Ringmer & Broyle Side

RG/A01	Diplocks Yard, Bishops Lane	02RG	12	Yes	Excluded	Within Ringmer neighbourhood plan area. Identified as housing allocation (RES4) in RNP.
RG/A02	Land east of Chamberlain's Lane	04RG	54	Yes	Excluded	Within Ringmer neighbourhood plan area. Not identified as housing allocation in RNP.
RG/A03	Land at the Kennels, Laughton Road	07RG	35	Yes	Excluded	Within Ringmer neighbourhood plan area. Allocated for employment in RNP.
RG/A04	Land rear of Westbourne, Lewes Road (C1 Site)	14RG	12	Yes	Excluded	Within Ringmer neighbourhood plan area. Identified as housing allocation (RES1) in RNP.
RG/A05	Farthings, North Road C3	16RG	6	Yes	Excluded	Within Ringmer neighbourhood plan area. Identified as housing allocation (RES28) in RNP.
RG/A06	Pippins, Bishops Lane, C4	17RG	4	Yes	Excluded	Within Ringmer neighbourhood plan area. Identified as housing allocation (RES29) in RNP.
RG/A07	Chapters, Bishops Lane C5	18RG	4	Yes	Excluded	Within Ringmer neighbourhood plan area. Identified as housing allocation (RES7) in RNP.
RG/A08	East of Chapters, Bishops Lane Site B	19RG	6	Yes	Excluded	Forms part of larger Core Strategy strategic site: SP6 Land north of Bishops Lane.
RG/A09	Land at the Forge, Lewes Road	20RG	20	Yes	Excluded	Within Ringmer neighbourhood plan area. Identified as housing allocation (RES5) in RNP.

RG/A10	Land east of Diplocks Industrial Estate, Bishops Lane	21RG	75	Yes	Excluded	Within Ringmer neighbourhood plan area. Not identified as housing allocation. 2018 - Resubmitted through 2017 LPP2 Draft Consultation.
RG/A11	Land west of Kerridge, Bishops Lane	28RG	7	Yes	Excluded	Forms part of larger Core Strategy strategic site: SP6 Land north of Bishops Lane.
RG/A12	Land at Broyle Close (Parcels A,B & C)	32RG	6	Yes	Excluded	Within Ringmer neighbourhood plan area. Identified as housing allocation (RES10) in RNP.
RG/A13	Fingerpost Farm, The Broyle, Ringmer	26RG	100	Yes	Excluded	Within Ringmer neighbourhood plan area. Not identified as housing allocation.
RG/A14	Land at Boyle Gate Farm	01RG	100	Yes	Excluded	Within Ringmer neighbourhood plan area. Not identified as housing allocation.
RG/A15	Land south and east of Elphick Road	33RG	40	Yes	Excluded	Within Ringmer neighbourhood plan area. Not identified as housing allocation.
RG/A16	Caburn Field	06RG	40	Yes	Included	2003 Local Plan retained allocation. Identified as housing allocation in draft LPP2 for approximately 60 units. 2018- Reassessed as separate larger site 45RG.
RG/A17	Land NW and SE of Anchor Field	n/a	8	Yes	Excluded	Within Ringmer neighbourhood plan area. Identified as housing allocation (RES3) in RNP.
RG/A18	Neaves House paddock, Laughton Road	35RG	6	Yes	Excluded	Within Ringmer neighbourhood plan area. Identified as housing allocation (RES24) in RNP.
RG/A19	Lower Lodge Farm (exception)	n/a	8	Yes	Excluded	Within Ringmer neighbourhood plan area. Included as housing allocation (RES25).
RG/A20	Busy Bee Garage, Lewes Road	15RG	8	Yes	Excluded	Within Ringmer neighbourhood plan area. Identified as housing allocation (RES27) in RNP.
RG/A21	Lower Lodge Farm (Broyleside)	37RG	30	Yes	Excluded	Within Ringmer neighbourhood plan area. Identified as housing allocation (RES11) in RNP.
RG/A22	Springett Avenue shopping precinct	36RG	14	Yes	Excluded	Within Ringmer neighbourhood plan area. Identified as housing allocation (RES26) in RNP.
RG/A23	Vicarage Close orchard	34RG	n/a	Yes	Excluded	Within Ringmer neighbourhood plan area. Not identified as housing allocation in RNP.

RG/A24	Bishops Field	25RG	64	Yes	Excluded	Forms part of larger Core Strategy strategic site: SP6 Land north of Bishops Lane.
RG/A25	Potters Field	n/a	30	Yes	Excluded	Forms part of larger Core Strategy strategic site: SP6 Land north of Bishops Lane.
RG/A26	Land south of Upper Broyle Farm	38RG	20	No	Excluded	Within Ringmer neighbourhood plan area. Not identified as housing allocation in RNP. 2018 SHELAA considers reduced capacity (6to 10 units).
RG/A27	Land adjacent to Lower Lodge Farm	31RG	50	No	Excluded	Within Ringmer neighbourhood plan area. Site partially identified as housing allocation in RNP.
n/a	Sunnymead Garden	41RG	9	No	Excluded	2018 - Within Ringmer neighbourhood plan area. Identified as housing allocation (RES8) in RNP.
n/a	Land between The Forge and Green Man PH	42RG	90	No	Excluded	2018- Submitted through 2017 LPP2 Draft Consultation. Within Ringmer neighbourhood plan area. Not identified as housing allocation in RNP.
n/a	Avery Nursery, Uckfield Road	43RG	39	No	Excluded	2018 - Submitted through 2017 LPP2 Draft Consultation. Within Ringmer neighbourhood plan area. Not identified as housing allocation in RNP. Filtered due to proximity.
n/a	Land west of Broyle Lane	44RG	6	No	Excluded	2018- Within Ringmer neighbourhood plan area. Not identified as housing allocation in RNP.
n/a	Caburn Field and land south of Anchor Field	45RG	96	No	Excluded	2018- Within Ringmer neighbourhood plan area. Not identified as housing allocation in RNP. Unimplemented 2003 housing allocation, taken forward with additional land and capacity in LPP2.
Wivelsfield Green						
WV/A01	Land at Coldharbour Farm, South Road	05WV	n/a	Yes	Excluded	Within Wivelsfield neighbourhood plan area. Not identified as housing allocation in WNP. 2018- Resubmitted through 2017 LPP2 Draft Consultation.
WV/A02	Land at North Common Road	09WV	75	Yes	Excluded	Development under construction

WV/A03	Land at Eastern Road/ Green Road	03WV	150	Yes	Excluded	Within Wivelsfield neighbourhood plan area. Not identified as housing allocation. WNP allocation for Local Green Space on eastern part of site
WV/A04	Land east of B2112 (Ditchling Road)	14WV	95	Yes	Excluded	Within Wivelsfield neighbourhood plan area. Not identified as housing allocation in WNP.
WV/A05	Land at Eastern Road	15WV	190	Yes	Excluded	Within Wivelsfield neighbourhood plan area. Not identified as housing allocation. WNP allocation for Local Green Space on eastern part of site
WV/A06	Land west of Slugwash Lane	23WV	10	No	Excluded	Within Wivelsfield neighbourhood plan area. Not identified as housing allocation in WNP.
WV/A07	Land opposite War Memorial	24WV	10	No	Excluded	Within Wivelsfield neighbourhood plan area. Not identified as housing allocation in WNP.
WV/A08	Land south of Green Road	28WV	n/a	No	Excluded	Within Wivelsfield neighbourhood plan area. Not identified as housing allocation. WNP allocation for Local Green Space
WV/A09	Land at Eastern Road	29WV	50	No	Excluded	Within Wivelsfield neighbourhood plan area. Not identified as housing allocation in WNP.
n/a	Land between The House and Magpie Ridge	21WV	6	No	Excluded	Within Wivelsfield neighbourhood plan area. Not identified as housing allocation. Site submitted as part of LPP2 I&O consultation.
n/a	Land east and west of Green Lane, north of West Wood	31WV	200	No	Excluded	2018- Within Wivelsfield neighbourhood plan area. Not identified as housing allocation in WNP. Eastern section allocated as Local Green Space. Submitted through 2017 LPP2 Draft Consultation. SHELAA assessed site as Not Deliverable or Developable – not suitable or available.
n/a	Land south of Blackmores	32WV	40	No	Excluded	2018- Within Wivelsfield neighbourhood plan area. Not identified as housing allocation in WNP.
Edge of Burgess Hill (within Wivelsfield Parish)						

BH/A01	Land at the Nuggets, Valebridge Road	18WV	14	No	Included	Not planned for within Wivelsfield Neighbourhood Plan. Settlement housing requirement figure emerged through Core Strategy examination. Identified as draft housing allocation in LPP2.
BH/A02	The Homestead, Homestead Lane (aka The Rosery).	08WV	55	No	Excluded	Not planned for within Wivelsfield Neighbourhood Plan. Settlement housing requirement figure emerged through Core Strategy examination. Site has planning permission. Site contributes to Edge of Burgess Hill settlement figure. 2018- Site is under construction.
BH/A03	Land at Medway Gardens, Valebridge Road (aka Sunnybrae)	12WV	27	No	Excluded	Not planned for within Wivelsfield Neighbourhood Plan. Settlement housing requirement figure emerged through Core Strategy examination. Site submitted as part of LPP2 I&O consultation. Site is under construction. Site contributes to Edge of Burgess Hill settlement figure. 2018- Site is developed.
BH/A04	Land at Oakfields, Theobalds Road	19WV	10	No	Included	Not planned for within Wivelsfield Neighbourhood Plan. Settlement housing requirement figure emerged through Core Strategy examination. Identified as draft housing allocation in LPP2. 2018- Removed as proposed housing allocation in 2018 Pre-Submission Plan – filtered due to size of site.
BH/A05	Land at The Nuggets and Homestead Lane	22WV	100	No	Excluded	Not planned for within Wivelsfield Neighbourhood Plan. Settlement housing requirement figure emerged through Core Strategy examination. Site submitted as part of LPP2 I&O consultation. Overlaps with sites BH/A01 and BH/A02. Site partially approved for residential development. 2018- Larger site option no longer available as partially developed.

n/a	Land at The Peak	30WV	4	No	Excluded	2018- Within Wivelsfield neighbourhood plan area. Not identified as housing allocation in WNP. Filtered due to proximity.
Edge of Haywards Heath (Within Wivelsfield Parish)						
n/a	Land south of Asylum Wood	27WV	35	No	Excluded	Not planned for within Wivelsfield Neighbourhood Plan. Site submitted as part of LPP2 I&O consultation. No additional planned level of housing for Edge of Haywards Heath.

Appendix 3

Assessment for deleted site option BH02: Land at Oakfields, Theobalds Road (Edge of Burgess Hill)

BH/A04 <i>Land at Oakfields, Theobalds Road</i>	
Proposed housing allocation reference = BH02	
Site Capacity = 10 units.	
Site Area = 0.72ha	
	Commentary
A	2018 SHELAA site assessment (19WV) concluded the site to be Deliverable, suitable in principle, available for development in the next 5 years and considered achievable for 10 dwellings. Site would make a contribution to the identified planned level of housing growth (100 units) for Edge of Burgess Hill (Wivelsfield Parish).
B	Site is located within 500m of Burgess Hill and Theobalds planning boundaries.
C	Predominately Greenfield site.
D	Largely vacant site, garden land. Site currently has a residential property (Oakfields).
E	Site is within Flood zone 1.
F	No nationally or locally designated protected sites on or adjacent to site. No recordings of protected species taken on or adjacent to site
G	The majority of services, including the nearest bus stop, available in Burgess Hill are between 800m and 1km from the site. (Local shop – 870m, primary school – 930m, doctors – 2km, bus stop – 430m, train station (Wivelsfield) – 960m). Site is not connected by an existing pavement to Valebridge Road. A footpath into the site will need to be provided. A PRoW (Bridleway- 1a) runs east-west south of site.
H	Site is located on the northern edge of Burgess Hill. The surrounding built environment is a mix of linear development extending north along Valebridge Road and the clustered form of development of the town to the south. Existing development immediately adjacent and to the north of the site is formed of predominately large detached one and one and a half storey properties. Surrounding densities are vary between 8dph (Theobalds Road), 20dph (Downscroft) and 30 dph (Orchards Close). Development to the south of site (Downscroft and Orchards Close) is formed of mainly two storey semi-detached properties. In isolation development of this site would be considered to have neutral impact on the built environment. A more comprehensive scheme may be achieved if brought forward with the adjacent site (BH/A03 - Medway Gardens), although this may not be possible due to TPO group designations between sites.
I	The site falls within the Western Low Weald area, as defined by the East Sussex County Landscape Assessment, with characteristic features such as small and irregular fields, bordered by mature trees and remnant woodland present. The Landscape Capacity Study concludes that the site lies within a

	<p>landscape character area considered to have a medium/ high capacity for change.</p> <p>Site is well contained by existing substantial tree belt along northern boundary and hedges along eastern and western boundaries. Existing development along, and to the south of Theobalds Road contain the site and limit longer distance views.</p> <p>TPO Group designation along western boundary of site.</p> <p>The above offer the site, and wider area, a range of green infrastructure opportunities which should be taken into consideration.</p>
J	<p>Southern part of site is within an area of Archaeological Notification Area designation (Theobalds) as Roman and medieval settlement. Grade II* Listed Building (Theobalds Farm) located south of Theobalds Road opposite anticipated entrance to site.</p>
Sustainability Appraisal	<p>Overall the Sustainability Appraisal does not identify any significant factors that would consider the site an unsuitable option for housing. The appraisal scores positively against Objective 1 (Housing) due to the site's contribution to housing, including affordable. Site scores negatively against Objective 7 (Land Efficiency) as it is predominately greenfield land. SA also notes the good range of services available in Burgess Hill (just beyond recommended walking distances) and uncertain effects due to proximity to a TPO Group designation and listed building. Site has little or no impact against other indicators.</p>
Infrastructure Delivery Plan	<p>Whilst the IDP does not highlight any infrastructure concerns for the district from this development, it is likely to impact upon the infrastructure in Burgess Hill. District Council will need to work closely with East and West County Councils to ensure new development is sufficiently supported.</p>
Issues & Options comments/ Community Views	<p>New housing site option following inclusion of planned housing growth figure in the emerging Local Plan Part 1.</p> <p>Whilst Wivelsfield Parish have a made neighbourhood plan it does not identify housing allocations for the Edge of Burgess Hill area.</p>
Summary	<p><i>Site is considered suitable, available and achievable for housing. Site is within 500m of the planning boundary and sits well within its surrounding built environment and landscape. Site would continue the recent pattern of infill development to the east of Valebridge Road.</i></p> <p><i>Most key services are reasonably accessible in Burgess Hill by foot, others are accessible by bus which is within walking distance of the site.</i></p> <p><i>Site has TPO Group designations along its western boundary. Potentially providing habitats and green networks which should be protected.</i></p> <p><i>Proximity of site entrance to Grade II* listed building will require careful consideration so as not to adversely impact on its setting.</i></p> <p><i>The Sustainability Appraisal concluded mostly no impact against the social, economic and environment objectives. The provision of housing, including affordable, should be balanced with the loss of greenfield land and potential impacts on TPO Group and Listed Building designations in considering this site option as a housing allocation.</i></p> <p><i>No showstopper constraints identified by key stakeholders.</i></p>