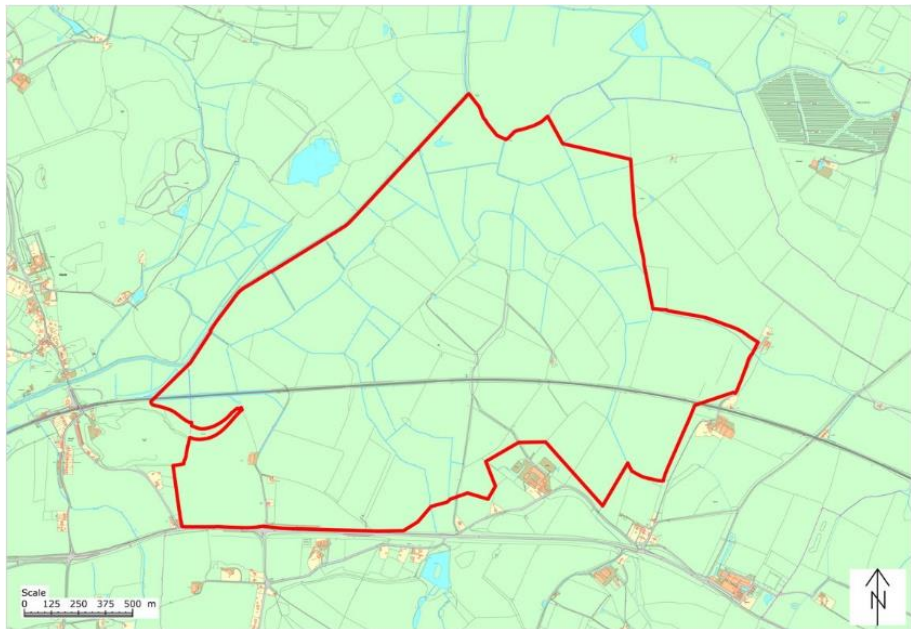


Site Reference: 02FL Land north of Firle
Potentially Deliverable or Developable for Renewable Energy

| | | |
|--|---|--------|
|  | Parish or Town | |
| | Firle | |
| | Site Area | 442 Ha |
| | Greenfield or Previously Developed: Greenfield | |
| | Proposed Development | |
| | Renewable Energy Up to 50MW Solar Farm | |
| | Site Source | |
| 2020 CfS | | |
| Current or Last Use | Open fields of arable farming and grazing. | |
| Recent and Relevant Planning History | None | |

Suitability Assessment: Potentially suitable

A greenfield site promoted for up to 50MW solar farm. The site is adjacent to the strategic road network along the A52 and is intersected by an operational railway line. It consists of Grade 3 Agricultural Land with a high likelihood of best and most versatile agricultural land being present.

The site is adjacent to the South Downs National Park boundary. The site is assessed as having a high-medium landscape sensitivity to solar development in the Landscape Sensitivity Study owing to the sensitivity of the site in relation to the heritage assets in Firle and Glynde, as well as high levels of intervisibility between the South Downs National Park and the site. The site is unlikely to be able to accommodate the relevant type of development overall, or only in limited parts of the site, without significant adverse character change or adverse visual effects. This would largely depend on consideration of views from surrounding landscape designations. Development should be avoided on the southern part of the site where the landform rises and is in closer proximity to the South Downs National Park. Development would need to respect the separation of the heritage assets at Glynde and Firle.

The site is interspersed by several areas of woodland, including priority habitats (deciduous woodland) and a small area of ancient woodland. The site also includes other identified priority habitats including good quality semi-improved grassland and coastal and floodplain grazing marsh. Desktop assessment also notes statutory and notable birds and plant species in the area.

Parts of the site fall within Flood Zone 2 and 3. The draft SFRA also identifies that approximately half of the site is subject to low to medium risk of surface water flooding.

The site may contribute to the setting of two nationally significant designated Historic Parks and Gardens (Glynde Place and Firle Place), as well as a number of designated heritage assets in close proximity including a number of Grade II listed farmhouses.

The site is located along a major road, it is unclear at present as to whether suitable access could be created. The site may be potentially suitable for partial solar farm development subject to mitigation of the identified constraints.

| Suitability Issue | Suitability Assessment Comments |
|--|--|
| Adopted Local Plan Policies | The site is Grade 3 Agricultural Land. Development of the site for renewable energy generation may lead to the loss of the best and most versatile agricultural land subject to detailed surveys. |
| Minerals and Waste Designations | There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans. |
| Flood Zone | Approximately 23% of the site, particularly the northern boundary, falls within Flood Zone 2/3. Consultation with the LLFA identifies a number of surface water flow paths run through the site. The draft Stage 1 SFRA shows that over half of the site is subject to low to medium risk of surface water flooding. Approximately 22% of the site is subject to flooding from the reservoir. |
| Land Contamination | No known contamination |
| Topography | Generally flat site. |
| Environmental Constraints | The sites falls within the SSSI Impact Risk Zone, all solar schemes with a footprint greater than 0.5 Ha and all wind turbines schemes would need to be consulted with Natural England on its impacts on the SSSI. The site is adjacent to the South Downs National Park boundary. |
| Ecological Constraints | The site is interspersed by several areas of woodland, including priority habitats (deciduous woodland) and a small area of ancient woodland. The site also includes other identified priority habitats including good quality semi-improved grassland and coastal and floodplain grazing marsh. Desktop assessment also notes statutory and notable birds and plant species in the area. Further ecology assessments would be required. |
| Within Air Quality Management Area? | Outside |
| Agricultural Land Classification | Grade 3 |
| Distance from Ashdown Forest SAC | Greater than 7KM |
| Availability of Utilities | Unknown |
| Bad Neighbours? | None identified. No residential clusters in close proximity. |
| Within Setting of SDNP? | Yes |

| Suitability Issue | Suitability Assessment Comments |
|---|--|
| Landscape Sensitivity | The site is assessed as having a high-medium landscape sensitivity to solar development in the Landscape Sensitivity Study owing to the sensitivity of the site in relation to heritage assets in Firle and Glynde, as well as high levels of intervisibility between the South Downs National Park and the site. The site is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. This would largely depend on consideration of views from surrounding landscape designations. Development should be avoided on the southern part of the site where the landform rises and is in closer proximity to the South Downs National Park. Development would need to respect the separation of the heritage assets at Glynde and Firle. |
| Historic Built Environment Constraints | Site lies within an ANA relating to the Arlington to Ouse Valley Roman road. This expansive area has not been subject to any recorded archaeological investigations and only very limited evidence is recorded within the site. A number of 19th-century outfarms, buildings, toll house and brickyard is recorded within the site as is evidence of an Iron Age settlement at Glynde Pit, a Romano-British settlement at Looover Barn (also Bronze Age and medieval pottery recovered from this site) and some Roman pottery noted in a field at Bushy Lodge Farm. The Glynde to Lewes and Arlington to Ouse Valley Roman roads pass through the site. The wider landscape records numerous evidence of hunter-gatherer, settlement, agricultural land use and funerary activity spanning the Mesolithic, Neolithic, Bronze Age, Iron Age, Roman, Anglo-Saxon, medieval and post-medieval periods. Archaeological potential yet to be determined but likely to be high by virtue of the scale of the site. Two nationally significant designated Historic Parks and Gardens lie in proximity to the site (Glynde Place - Grade II* and Firle Place - Grade II). |
| Impacts on Highways Network | Development of this type is unlikely to generate a significant number of trips outside of construction period. See LDC Shared Transport Evidence Base (STEB) 2023. |
| Public Transport | Not relevant to this type of proposal |
| Active Travel | Not relevant to this type of proposal |
| Public Rights of Way | No Public Rights of Way within or adjacent the site. |
| Site Access | Unknown access given large scale of the site |

Availability Assessment: Available

The site is available and actively promoted for renewable energy generation. No ransom strips identified.

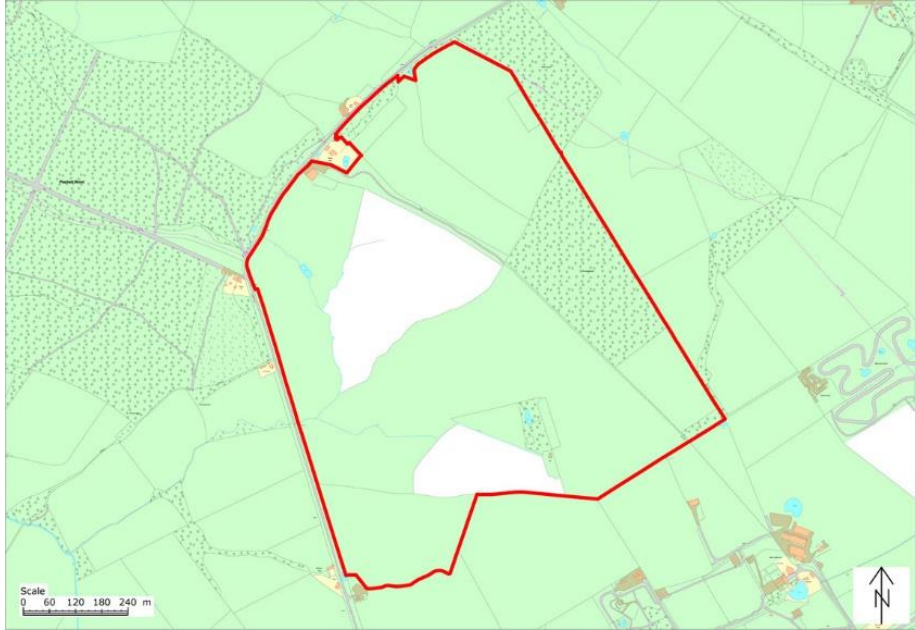
| Availability Issue | Availability Assessment Comments |
|---|---|
| Ownership | Unknown |
| Ransom Strips | None identified |
| Most Recent Evidence of Intention to Develop | 2020 CfS Submission |
| Phasing Requirements | Indicative construction phase of 7 months is anticipated tOperations of this type are typically in the region of 30 years. Following operation, decommissioning will follow similar scope and timescale as construction (i.e. 7 months). Any reinstatement measures would be undertaken upon completion of the decommissioning of the site. |

Achievability Assessment: Potentially achievable

To be considered in LDC Whole Plan Viability Assessment. No abnormal cost identified

| Achievability Issue | Achievability Assessment Comments |
|--|---|
| Attractiveness to the Market | Unknown |
| Within a Regeneration Priority Area | No |
| Cumulative or Abnormal Delivery Costs | No abnormal or cumulative costs identified. |

Site Reference: 62RG Land South East of Harveys Lane
Not Deliverable or Developable for Renewable Energy

| | | |
|--|---|-------|
|  | Parish or Town | |
| | Ringmer | |
| | Site Area | 80 Ha |
| | Greenfield or Previously Developed: Greenfield | |
| | Proposed Development | |
| | Renewable Energy Up to 50MW Solar Farm | |
| Site Source | | |
| 2020 CfS | | |
| Current or Last Use | Existing agricultural land. | |
| Recent and Relevant Planning History | None | |

Suitability Assessment: Potentially suitable

A greenfield site promoted for up to 50MW solar farm. It consists of Grade 3 Agricultural Land. Development of the site for renewable energy generation may lead to the loss of the best and most versatile agricultural land. The site is traversed by a Public Right of Way.

The site is adjacent to Plashett Park Wood SSSI. All solar schemes with a footprint greater than 0.5 Ha and all wind turbines schemes would need to be consulted with Natural England on its potential development impacts. Plashett Wood is also an ancient woodland where an appropriate stand-off would be required. The site also contains Hemley's Rough LWS, which is also identified as a priority habitat (dedicuous woodland). Development of the site for renewable energy generation is likely to have significant ecological impacts on the adjacent environmental designations and would be subject to further consultation with Natural England and detailed survey.

The site is assessed as having a high-medium landscape sensitivity to solar development in the Landscape Sensitivity Study. The site is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. This would largely depend on retaining the character of the landscape from receptors internally and externally from the South Downs National Park and protecting views towards and away from the site.

Other key constraints relate to access improvements and surface water flooding.

| Suitability Issue | Suitability Assessment Comments |
|--|---|
| Adopted Local Plan Policies | The site is Grade 3 Agricultural Land. Development of the site for renewable energy generation may lead to the loss of the best and most versatile agricultural land subject to detailed surveys. |
| Minerals and Waste Designations | There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans. |
| Flood Zone | Flood Risk Zone 1. Consultation with LLFA shows there are a number of surface water flow paths that run through the site, some of which could be associated with watercourses. The draft Stage 1 SFRA shows that less than 15% of the site is subject to low to medium risk of surface water flooding. |
| Land Contamination | None identified |
| Topography | Generally flat site, slopes south. |
| Environmental Constraints | To the north west of the site is Plashett Park Wood, SSSI and ancient woodland. The site falls within the SSSI Impact Risk Zone. All solar schemes with a footprint greater than 0.5 Ha and all wind turbines schemes would need to be consulted with Natural England on its impacts on the Plashett Park Wood SSSI. To the east the site is adjacent Hemsleys Rough a Local Wildlife Site. Significant area of trees also at Hemsleys Rough. Further survey work to ascertain on site ecology and impacts would be required. |
| Ecological Constraints | Records of protected birds, bats, invertebrates and plants on and adjacent the site. Further survey work would be required relevant to the proposal. No protected trees on site, there are a significant number of trees at Hemsleys Rough, identified as priority habitats, which would need to be excluded from the site area. Scattered trees through the site could impact potential. Plashett Park Wood is identified as an ancient woodland where appropriate stand-off would be required. |
| Within Air Quality Management Area? | Outside |
| Agricultural Land Classification | Grade 3 |
| Distance from Ashdown Forest SAC | Greater than 7km |
| Availability of Utilities | Unknown |
| Bad Neighbours? | None identified. No residential cluster in close proximity. |
| Within Setting of SDNP? | No |
| Landscape Sensitivity | The site is assessed as having a high-medium landscape sensitivity to solar development in the Landscape Sensitivity Study. The site is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. This would largely depend on retaining the character of the landscape from receptors internally and externally from the South Downs National Park and protecting views towards and away from the site. |

| Suitability Issue | Suitability Assessment Comments |
|---|---|
| Historic Built Environment Constraints | No listed buildings or conservation areas on or adjacent the site. Not currently in an ANA (as a result of no fieldwork having been undertaken). A small number of known heritage assets exist within the site (17th-18th century brick kiln, 16th-17th century farmstead, and 19th century farmstead). The site lies entirely within the 18th-century Broyle Enclosure. A number of dispersed post-medieval buildings, and farmsteads exist in proximity to the site. Evidence of prehistoric, Roman (iron bloomery and industrial activity), medieval (deer park and moated site), and post-medieval activity exists in the wider area. |
| Impacts on Highways Network | Development of this type is unlikely to generate a significant number of trips outside of construction period. See LDC Shared Transport Evidence Base (STEB) 2023. |
| Public Transport | Not relevant to this type of proposal |
| Active Travel | Not relevant to this type of proposal |
| Public Rights of Way | A PROW goes through the middle of the site which would need to be accommodated. |
| Site Access | There is an existing access to the site from Harveys Lane. Harveys Lane is a narrow, single lane in parts. This may not be considered acceptable for HGV access. Multiple field access points from Harveys Lane, all unmade. |

Availability Assessment: Not Available

Confirmation received that site is not available. The site is in multiple ownership. No ransom strips identified.

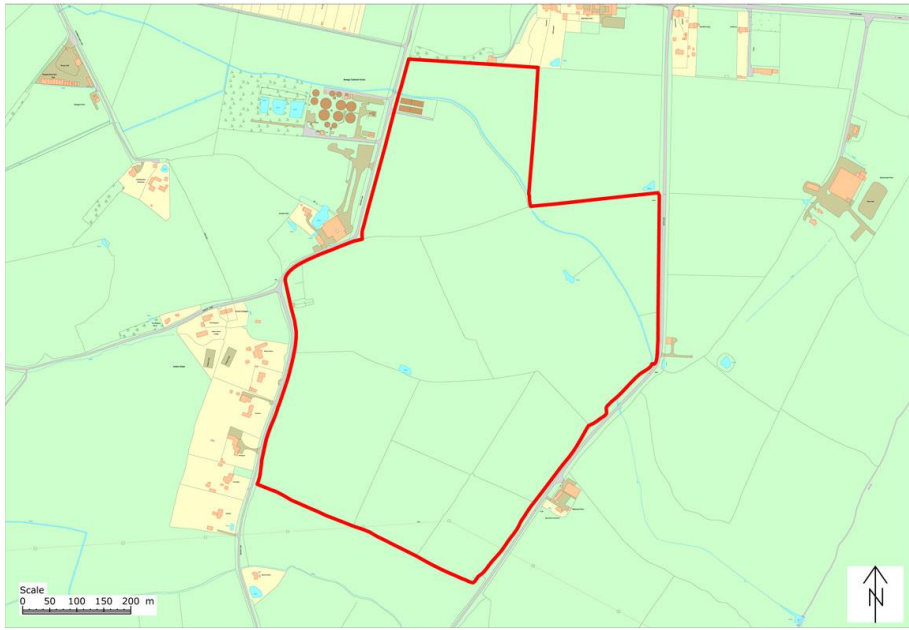
| Availability Issue | Availability Assessment Comments |
|---|--|
| Ownership | The site is believed to be within multiple ownership |
| Ransom Strips | None identified |
| Most Recent Evidence of Intention to Develop | Site promoter confirmed site is not available |
| Phasing Requirements | N/A |

Achievability Assessment: Potentially achievable

To be considered in LDC Whole Plan Viability Assessment. No abnormal cost identified

| Achievability Issue | Achievability Assessment Comments |
|--|--|
| Attractiveness to the Market | Unknown |
| Within a Regeneration Priority Area | No |
| Cumulative or Abnormal Delivery Costs | No abnormal costs with development identified. New access may be required but cost of such would not be considered abnormal. |

Site Reference: 63RG Land at Neaves Lane Ringmer Potentially Deliverable or Developable for Renewable Energy

| | | |
|--|---|-------|
|  | Parish or Town | |
| | Ringmer | |
| | Site Area | 44 Ha |
| | Greenfield or Previously Developed: Greenfield | |
| | Proposed Development | |
| | Renewable Energy Up to 50MW Solar Farm | |
| Site Source | | |
| 2020 CfS | | |
| Current or Last Use | Arable farmland fields and grazing. No buildings on site. | |
| Recent and Relevant Planning History | None | |

Suitability Assessment: Potentially suitable

A greenfield site promoted for up to 50MW solar farm. It is surrounded by predominantly agricultural land. A waste water treatment works is situated opposite on Neaves Lane, and includes part of the site to the north. The site is Grade 3 Agricultural Land. Development of the site for renewable energy generation may lead to the loss of the best and most versatile agricultural land subject to detailed surveys.

The site is assessed as having a medium sensitivity to solar development. This site may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. This would depend on the sensitive siting and integration of solar panels such that visibility from the surrounding landscape including the South Downs National Park was reduced.

Existing field access from Neaves Lane would require upgrading to support HGV access. The surrounding road network consists of narrow lanes and is unlikely to be able to support HGV access.

The site is predominantly in Flood Zone 1, however approximately 11% of the site is in Flood Zone 2 and 3a along the northern part of the site. Over 30% of the site is also subject to low to medium risk of surface water flooding. Consultation with LLFA shows there are a number of major surface water flow paths that flow through the site some of which could be associated with a watercourse.

| Suitability Issue | Suitability Assessment Comments |
|---|--|
| Adopted Local Plan Policies | The site is Grade 3 Agricultural Land. Development of the site for renewable energy generation may lead to the loss of the best and most versatile agricultural land subject to detailed surveys. |
| Minerals and Waste Designations | There are no minerals or waste constraints identified in the adopted Minerals and Waste Plans. |
| Flood Zone | The site is predominantly in Flood Zone 1, however approximately 11% of the site is in Flood Zone 2 and 3a along the northern part of the site. Over 30% of the site is also subject to low to medium risk of surface water flooding. Consultation with LLFA shows there are a number of major surface water flow paths that flow through the site some of which could be associated with a watercourse. |
| Land Contamination | Sewerage treatment works adjacent. |
| Topography | Generally flat site. |
| Environmental Constraints | The sites falls within the SSSI Impact Risk Zone, all solar schemes with a footprint greater than 0.5 Ha and all wind turbines schemes would need to be consulted with Natural England on its impacts on the SSSI. |
| Ecological Constraints | Records of protected species on site(birds and amphibians). Further survey work would be required. No protected tree designations on or adjacent to site. |
| Within Air Quality Management Area? | Outside |
| Agricultural Land Classification | Grade 3 |
| Distance from Ashdown Forest SAC | Greater than 7km |
| Availability of Utilities | Unknown |
| Bad Neighbours? | Potential impacts on adajcent residential properties. |
| Within Setting of SDNP? | Yes |
| Landscape Sensitivity | The site is assessed as having a medium sensitivity to solar development by the Landscape Sensitivity Study. This site may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. This would depend on the sensitive siting and integration of solar panels such that visibility from the surrounding landscape including the South Downs National Park was reduced. |
| Historic Built Environment Constraints | No listed buildings or conservation areas on site or adjacent. Site lies in an ANA relating to the Arlington to Barcombe Roman Road and east of an ANA relating to a Roman settlement, medieval and post-medieval farm complex and buildings and south of an ANA relating to prehistoric activity. The site lies partially within the 18th-century Broyle Enclosure. A number of dispersed post-medieval buildings, and farmsteads exist in proximity to the site and a 19th-centuiry farmstead lies within the site. Evidence of prehistoric, Roman, medieval and post-medieval activity exists in close proximity and the wider area. Archaeological potential of site yet to be determined. |
| Impacts on Highways Network | Development of this type is unlikely to generate a significant number of trips outside of construction period. See LDC Shared Transport Evidence Base (STEB) 2023. |
| Public Transport | Not relevant to this type of proposal |
| Active Travel | Not relevant to this type of proposal |

| Suitability Issue | Suitability Assessment Comments |
|----------------------|--|
| Public Rights of Way | No Public Rights of Way within or adjacent the site. |
| Site Access | Existing field access from Neaves Lane west of the site would need upgrading. Neaves Lane is narrow and single lane, more information required as to whether it is suitable for large vehicles. Moor Lane to the east is slightly wider at the junction with Laughton Road but narrows south. No existing access, but access is likely possible from one of the lanes. |

Availability Assessment: Available

The site is available and actively promoted for renewable energy generation. The site is in multiple ownership. No ransom strips identified.

| Availability Issue | Availability Assessment Comments |
|--|---|
| Ownership | The site is believed to be within multiple ownership. |
| Ransom Strips | None identified |
| Most Recent Evidence of Intention to Develop | 2020 CfS Submission |
| Phasing Requirements | N/A |

Achievability Assessment: Potentially achievable

To be considered in LDC Whole Plan Viability Assessment. No abnormal cost identified

| Achievability Issue | Achievability Assessment Comments |
|---------------------------------------|--|
| Attractiveness to the Market | Unknown |
| Within a Regeneration Priority Area | No |
| Cumulative or Abnormal Delivery Costs | No abnormal costs with development identified. New access likely to be required. |