

Residential and Employment Site Assessments

Site Reference: 02BA	Not Deliverable or Developable
Site Reference: 06BA	Not Deliverable or Developable
Site Reference: 09BA	Not Deliverable or Developable
Site Reference: 10BA	Potentially Deliverable or Developable
Site Reference: 11BA	Not Deliverable or Developable
Site Reference: 12BA	Not Deliverable or Developable
Site Reference: 07CH	Not Deliverable or Developable
Site Reference: 09CH	Not Deliverable or Developable
Site Reference: 13CH	Not Deliverable or Developable
Site Reference: 14CH	Not Deliverable or Developable
Site Reference: 17CH	Potentially Deliverable or Developable
Site Reference: 18CH	Not Deliverable or Developable
Site Reference: 19CH	Potentially Deliverable or Developable for Employment
Site Reference: 21CH	Deliverable or Developable
Site Reference: 22CH	Not Deliverable or Developable
Site Reference: 23CH	Potentially Deliverable or Developable
Site Reference: 25CH	Not Deliverable or Developable
Site Reference: 27CH	Potentially Deliverable or Developable
Site Reference: 28CH	Not Deliverable or Developable
Site Reference: 30CH	Deliverable or Developable
Site Reference: 31CH	Deliverable or Developable for Residential or Employment
Site Reference: 32CH(b)	Potentially Deliverable or Developable for Residential or Employment
Site Reference: 33CH	Not Deliverable or Developable
Site Reference: 35CH	Not Deliverable or Developable
Site Reference: 36CH	Potentially Deliverable or Developable
Site Reference: 04DT	Potentially Deliverable or Developable
Site Reference: 07DT	Not Deliverable or Developable
Site Reference: 08DT	Not Deliverable or Developable
Site Reference: 12HY	Potentially Deliverable or Developable for Residential or Employment
Site Reference: 15HY	Not Deliverable or Developable
Site Reference: 17HY	Not Deliverable or Developable
Site Reference: 18HY	Not Deliverable or Developable
Site Reference: 10NH	Potentially Deliverable or Developable for Residential or Employment
Site Reference: 12NH	Not Deliverable or Developable
Site Reference: 13NH	Potentially Deliverable or Developable
Site Reference: 16NH	Potentially Deliverable or Developable

Site Reference: 03WV Not Deliverable or Developable
Land at Eastern Road/Green Lane

				Parish or Town	
				Wivelsfield	
				Site Area	6 Ha
				Greenfield or Previously Developed: Greenfield	
				Proposed Development	
				Residential	
Site Source					
2018 SHELAA					
Current or Last Use		Agriculture			
Recent and Relevant Planning History		No recent or relevant planning history.			
Theoretical Residential Capacity		90 homes	Indicative Density		20 dph
LAA Indicative Residential Capacity		0 homes			
LAA Indicative Employment Capacity		0 Ha			

Suitability Assessment

Residential Suitability: Not suitable

Employment Suitability: Not Assessed

The site is wholly allocated as a Local Green Space in the Wivelsfield Neighbourhood Plan. The site is assessed as part of Parcel Wivelsfield and Wivlesfield Green F in the Landscape Sensitivity Study. It is considered to be of very high sensitivity to medium-scale and large-scale residential development. The site acts to protect the rural landscape gap between the settlement edges of Wivelsfield and Wivlesfield Green. Other key constraints relate to risk of surface water flooding, potential archaeological constraints, potential impacts on highway network, impacts on Public Rights of Way and potential ecological impacts.

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Wholly allocated as Local Green Space in the Wivlesfield Neighbourhood Plan.
Minerals and Waste Designations	No minerals or waste constraints identified in the adopted Minerals and Waste Plans.

Suitability Issue	Suitability Assessment Comments
Flood Zone	Flood Risk Zone 1. The District Council's Environment Team have highlighted that there are localised flooding issues in the Wivelsfield area, predominantly caused by surface water drainage problems. Consultation with LLFA shows there is a major overland flow route through the site. There is also an ordinary watercourse running through the western part of the site. The draft Stage 1 SFRA shows that approximately 34% of the site is subject to low to medium risk of surface water flooding.
Land Contamination	None identified
Topography	Flat
Environmental Constraints	No ecological or environmental constraints identified.
Ecological Constraints	There is potential for habitats within this site given the trees and hedgerows present. Survey required. Some trees and hedgerows are present along the site boundaries. The majority of these should be retained. One or two may need to be removed to accommodate access.
Within Air Quality Management Area?	Outside
Agricultural Land Classification	Grade 3
Distance from Ashdown Forest SAC	Greater than 7km
Availability of Utilities	Utilities available adjacent to the site.
Bad Neighbours?	Agriculture, Residential and School
Within Setting of SDNP?	No
Landscape Sensitivity	The site is assessed as part of Parcel Wivelsfield and Wivlesfield Green F in the Landscape Sensitivity Study. It is considered to be of very high sensitivity to medium-scale and large-scale residential development owing to designation as a Local Green Space within the Wivelsfield Parish Neighbourhood Plan which acts to protect the rural landscape gap between the settlement edges of Wivelsfield and Wivlesfield Green.
Historic Built Environment Constraints	No designations or allocations. ESCC states that there is a medium potential for archaeological implications and will require appropriate assessment and evaluations.
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	Parts of both parcels of land are within 400 metres of a bus stop. However, the service from these stops is fairly irregular (approx 1 service per hour). No railway station within 800m.
Active Travel	Existing pedestrian access. No cycle route.
Public Rights of Way	PRoW along the western boundary.
Site Access	Further investigation into potential access points is required. Transport Assessment will be required given scale and to ensure the roads are suitable.

Availability Assessment: Unknown

Unknown availability. No ransom strips identified.

Availability Issue	Availability Assessment Comments
Ownership	Unknown
Ransom Strips	None identified.
Most Recent Evidence of Intention to Develop	2018 SHELAA Submission
Phasing Requirements	Single Phase

Achievability Assessment: Potentially Achievable

To be considered in LDC Whole Plan Viability Assessment. Wivelsfield is considered to be a relatively strong and stable housing market.

Achievability Issue	Achievability Assessment Comments
Attractiveness to the Market	The area benefits from a relatively strong and buoyant housing market with good demand and viability.
Within a Regeneration Priority Area	No
Cumulative or Abnormal Delivery Costs	Greenfield site - no major cost factors identified. Unknown access, and if any traffic congestion mitigation is required.