

## 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: 29WV**  
**Land at Eastern Road**

**Potentially Deliverable or Developable**

|                                                                                    |  |                                         |                           |                                                       |        |
|------------------------------------------------------------------------------------|--|-----------------------------------------|---------------------------|-------------------------------------------------------|--------|
|  |  |                                         |                           | <b>Parish or Town</b>                                 |        |
|                                                                                    |  |                                         |                           | Wivelsfield                                           |        |
|                                                                                    |  |                                         |                           | <b>Site Area</b>                                      | 2.1 Ha |
|                                                                                    |  |                                         |                           | <b>Greenfield or Previously Developed:</b> Greenfield |        |
|                                                                                    |  |                                         |                           | <b>Proposed Development</b>                           |        |
|                                                                                    |  |                                         |                           | Residential                                           |        |
|                                                                                    |  |                                         |                           | <b>Site Source</b>                                    |        |
|                                                                                    |  |                                         |                           | 2018 SHELAA                                           |        |
| <b>Current or Last Use</b>                                                         |  | Agricultural                            |                           |                                                       |        |
| <b>Recent and Relevant Planning History</b>                                        |  | No recent or relevant planning history. |                           |                                                       |        |
| <b>Theoretical Residential Capacity</b>                                            |  | 47 homes                                | <b>Indicative Density</b> |                                                       | 30 dph |
| <b>LAA Indicative Residential Capacity</b>                                         |  | 47 homes                                |                           |                                                       |        |
| <b>LAA Indicative Employment Capacity</b>                                          |  | 0 Ha                                    |                           |                                                       |        |

## Suitability Assessment

**Residential Suitability: Suitable**

**Employment Suitability: Not Assessed**

The site is greenfield adjacent to the planning boundary of Wivelsfield Green. Access to the site may require third party land. The site is within walking distance to services available within Wivelsfield Green. Other services are available within the nearest town, Burgess Hill, which is accessible by bus. The site is well contained from the wider landscape. The Landscape Sensitivity Study found Parcel Wivelsfield and Wivelsfield Green E to be of medium sensitivity to small-scale and medium-scale residential development, and recommended development to be focused on the northern and eastern parts of the parcel (which the site in concern falls within) due to its stronger relationship with the linear settlement. Development of the site would need to reflect the character of Wivelsfield Green and respond to its linear settlement pattern. There would need to be a well defined landscape buffer to the accessible countryside to the south formed from the existing hedge reinforced with a tree belt. Retaining and enhancing the tree lines and hedges will be important to mitigating potential impacts on the wider landscape. The site is subject to risk of surface water flooding which would need to be mitigated. Other key constraints relate to potential archaeological constraints and potential impacts on the wider highways network.

| Suitability Issue                             | Suitability Assessment Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Adopted Local Plan Policies</b>            | Site is outside but adjacent existing planning boundaries. No specific allocations or policies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Minerals and Waste Designations</b>        | No minerals or waste constraints identified in the adopted Minerals and Waste Plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Flood Zone</b>                             | Flood Risk Zone 1 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 80% of the site is subject to low to medium risk of surface water flooding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Land Contamination</b>                     | No known land contamination                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Topography</b>                             | Flat, regular shaped site. No identified onsite physical constraints to development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Environmental Constraints</b>              | No environmental constraints identified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Ecological Constraints</b>                 | No rare or protected species recorded on or adjacent to site. Spotted flycatcher recorded approximately 30m from south west corner of site. Ditches along hedgerows should be protected to support biodiversity networks. No TPO or hedgerow designations on site. However, hedge along southern boundary is likely to meet Natural England's Important Hedgerow criteria. Hedge should be retained and strengthened through appropriate buffer strips.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Within Air Quality Management Area?</b>    | Outside                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Agricultural Land Classification</b>       | Grade 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Distance from Ashdown Forest SAC</b>       | Greater than 7km                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Availability of Utilities</b>              | Utilities available adjacent to site. No identified capacity constraints.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Bad Neighbours?</b>                        | No bad neighbours identified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Within Setting of SDNP?</b>                | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Landscape Sensitivity</b>                  | Site is well contained from the wider landscape. Additional landscape buffering along southern boundary needed to ensure that in the event that the hedge is lost, there is still sufficient landscape buffering. Initial surveys show hedges to be Important hedges. ESCC Landscape Architect advises that the enclosed nature of this area and close relationship with the built up area would provide some opportunity for potential development. There would need to be a well defined landscape buffer to the accessible countryside to the south formed from the existing hedge reinforced with a tree belt. The Landscape Sensitivity Study found Parcel Wivelsfield and Wivelsfield Green E to be of medium sensitivity to small-scale and medium-scale residential development. Development should be focused on the northern and eastern parts of the parcel (which the site falls within) due to its stronger relationship with the linear settlement. Development typologies should be reflective of the character of Wivelsfield and follow the route of Eastern Road, such that it is consistent with the linear settlement pattern of Wivelsfield. |
| <b>Historic Built Environment Constraints</b> | No historic or built constraints identified. ESCC Archaeologist states that there is a medium potential for historic environment (prehistoric, Roman and medieval).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Impacts on Highways Network</b>            | See LDC Shared Transport Evidence Base (STEB) 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Suitability Issue    | Suitability Assessment Comments                                                                                                                                                                                |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Public Transport     | Bus stops with walking distance on Green Road to the west and South Road to the east, with services to Burgess Hill and Haywards Heath (Routes 149,166, 167 and 168). Nearest train station is in Burgess Hil. |
| Active Travel        | Eastern Road has no pavements, Green Road has existing pavement on the southern side.                                                                                                                          |
| Public Rights of Way | Adjoining the site.                                                                                                                                                                                            |
| Site Access          | Access will most likely need to be gained via thrid party land further investigation required.                                                                                                                 |

### Availability Assessment: Unknown

The site is available for development. Unknown if access could be achieved through thid party land. Potential ransom strips.

| Availability Issue                           | Availability Assessment Comments                                                                                                                                                                                                  |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Ownership                                    | The site is believed to be in single (trust) ownership.                                                                                                                                                                           |
| Ransom Strips                                | No access difficulties idenitfied. However, access will most likely need to be gained via thrid party land. Potential access not identified so unclear whether proponent has agreement from adjacent landowner(s) to gain access. |
| Most Recent Evidence of Intention to Develop | Unknown                                                                                                                                                                                                                           |
| 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 | No abnormal costs identified. However, potential for costs to achieve access.                         |