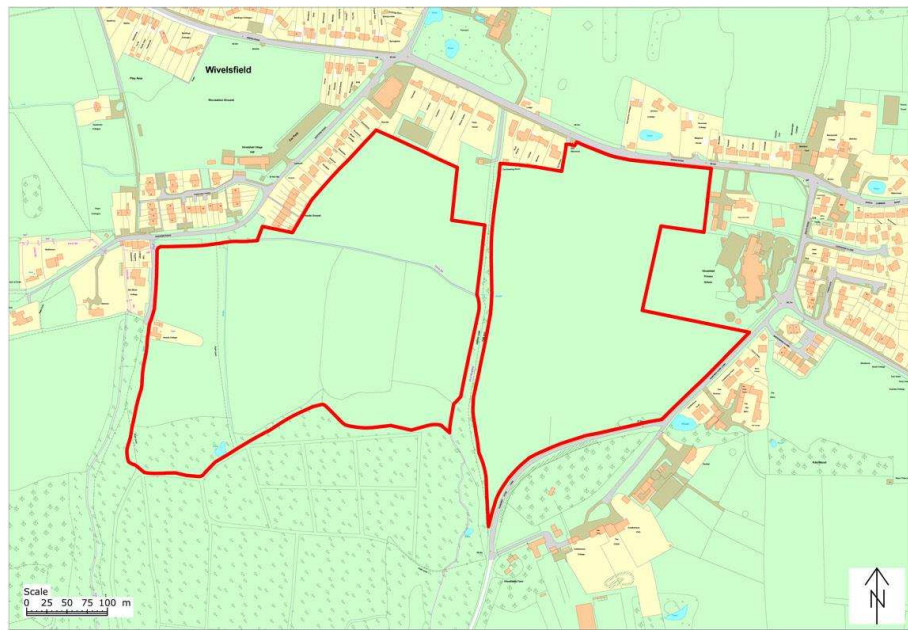


Residential and Employment Site Assessments

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: 31WV Not Deliverable or Developable
Land east and west of Green Lane, north of West Wood

				Parish or Town	
				Wivelsfield	
				Site Area	20.6 Ha
				Greenfield or Previously Developed: Greenfield	
				Proposed Development	
				Residential	
				Site Source	
				2018 SHELAA 2020 CfS	
Current or Last Use		Agricultural			
Recent and Relevant Planning History		No recent or relevant planning history.			
Theoretical Residential Capacity		309 homes	Indicative Density		30 dph
LAA Indicative Residential Capacity		0 homes			
LAA Indicative Employment Capacity		0 Ha			

Suitability Assessment

Residential Suitability: Not suitable

Employment Suitability: Not Assessed

Relatively sustainable location with access to school, convenience store and bus stops within walking distance. Eastern part of the site is designated Local Green Space in the Wivelsfield Neighbourhood Plan and this area is of very high landscape sensitivity to development. There may be some potential in the northern part of the west parcel and north of the track (assessed separately under 29WV).

Suitability Issue	Suitability Assessment Comments
Adopted Local Plan Policies	Site is outside the existing planning boundaries, but adjacent at north-western corner. Eastern part of the site is allocated as Local Green Space in the Wivelsfield 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 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 33% of the site is subject to low to medium risk of surface water flooding.
Land Contamination	No known land contamination
Topography	Flat, regular shaped site. Tree's defining field boundaries should be retained, can be incorporated into the layout.
Environmental Constraints	No environmental constraints identified.
Ecological Constraints	Potential for habitats and biodiversity. Records of protected birds in area. Requires further investigation. Ditches along hedgerows should be protected to support biodiversity networks. Ancient woodland to the south would restrict capacity to provide buffer. Trees along the central field boundary and between fields on the western side are not protected but should be retained. Hedge along central western boundary is likely to meet Natural England's Important Hedgerow criteria. Hedge should be retained and strengthened through appropriate buffer strips.
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 site. No identified capacity constraints.
Bad Neighbours?	No bad neighbours identified.
Within Setting of SDNP?	No
Landscape Sensitivity	ESCC Landscape Architect advises that Local Green Spaces should be retained as GI parkland / open space and mature trees protected. There may be some potential in the northern part of the west parcel and north of the track/footpath only and excluding the 4 southern fields. The Landscape Sensitivity Study found Parcel Wivelsfield and Wivelsfield Green E to have a high-medium sensitivity to large scale residential development as linear settlement pattern would unlikely to be retained inconsistent with the existing scale and use of the settlement. Wivelsfield and Wivelsfield Green E: high-medium sensitivity to large scale residential development as linear settlement pattern would unlikely to be retained inconsistent with the existing scale and use of the settlement. Offset from ancient woodland.
Historic Built Environment Constraints	No historic or built constraints identified. ESCC Archaeologist states that there is a medium potential for historic environment (prehistoric, Roman and medieval).
Impacts on Highways Network	See LDC Shared Transport Evidence Base (STEB) 2023
Public Transport	Bus stops within walking distance on Green Road to the west and South Road to the east, with services to Burgess Hill and Haywards Heath. Nearest train station is in Burgess Hill.
Active Travel	Eastern Road has no pavements, Green Road has existing pavement on the southern side.
Public Rights of Way	PRoWs across the site.

Suitability Issue	Suitability Assessment Comments
Site Access	Two points of possible access, Green Road or Eastern Road. Eastern Road does not benefit from any designated footway and currently works as a shared surface. Previous comments from the Highways Authority indicated that the current road construction could not support the level of traffic or expected pedestrian movements associated with this scale of development and would need to be widened and have footways provided to link with Green Road. Green Road would be a preference for a new access.

Availability Assessment: Available

The site is available for development. It is in multiple ownership.

Availability Issue	Availability Assessment Comments
Ownership	The site is believed to be owned by multiple parties.
Ransom Strips	None identified, however could be requirement for improved access to Eastern Road.
Most Recent Evidence of Intention to Develop	2020 CfS
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. Some costs associated with provision of access, and improvements to Eastern Road

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	Some costs associated with provision of access, and improvements to Eastern Road.