

Site Assessments – For Parishes – April 2012

Site Reference:	515 (SH/02)	Settlement	SH	Ward	
Site location	Eastlands, Lewes Road, Scaynes Hill				
Site use(s):	U011 - Agriculture	U021 - Managed Forest			
Gross site area	4	(hectares)			
Site Suitable:	No	The site is open and rural in character and distinct from the built up area of the settlement. Development at this location would represent an unacceptable encroachment into the countryside. The only practical and safe access point appears to be from the narrow laneway along the eastern boundary. This is constrained by the presence of a blanket Tree Preservation Order covering the band of trees along the length of this boundary. Should this be the proposed entry point this highway is considered unsuitable for the level of traffic generated by this site built out to PPS3 minimum density standards. Furthermore, development at this location would breach the current defensible settlement boundary without a suitable replacement. Site is within 250m historic landfill buffer.			
Site Available:	Yes	Submitted to SHLAA by site proponent.			
Site Achievable:	Yes	Market price and demand for houses in these attractive edge of village locations has remained despite the recession and so this site is considered viable.			
Constraints / Action required:	Suitable access arrangements <u>would be needed. Site would require allocation through a Neighbourhood Plan.</u>				
Net developable area (ha):	3	Proposed site density (dph): 2 Medium- 40			
Deliverability / developability:					
Deliverable (1-5 years)	No	Dwellings			
Developable (6-10 years)	No	Dwellings			
Developable (11 years +)	No	Dwellings			
Overall Conclusion	Not considered currently developable primarily as the site is open and rural in character and distinct from the built up area of the settlement. Development at this location would represent an unacceptable encroachment into the countryside and access appears very difficult to achieve. Furthermore, development at this location would breach the current defensible settlement boundary without a suitable replacement.				

Deleted: Site would require allocation through relevant DPD.

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Site Reference:	484 (SH/07)	Settlement	SH	Ward	
Site location	Land south of Woodcutters, Scaynes Hill				
Site use(s):	U011 - Agriculture				
Gross site area	0.6	(hectares)			
Site Suitable:	Yes	Whilst this site relates well to the centre of the village and is surrounded on three sides by existing built form, there appears to be no practical access point currently available. However, if this could be resolved, then this site would represent an opportunity for development to meet local needs.			
Site Available:	No	Availability is unknown. No contact details returned from Land Registry.			
Site Achievable:	Yes	A development in this location is considered to be achievable and residential development would represent an attractive option, provided that suitable vehicular access could be achieved. Rural location would be an attraction to many and likely to command good demand and market value.			
Constraints / Action required:	Suitable access not currently available or achievable. Given current unknown availability for development, the site is considered not currently developable. However, as the SHLAA is a live document, this position will be reviewed if the owner of the site comes forward in future with the intention to develop the land for housing. <u>Site would require allocation through a Neighbourhood Plan.</u>				Deleted: Allocation through relevant DPD.
Net developable area (ha):	0.6	Proposed site density (dph): 1 Lower- 30			
Deliverability / developability:					
Deliverable (1-5 years)	No			Dwellings	
Developable (6-10 years)	No			Dwellings	
Developable (11 years +)	No			Dwellings	
Overall Conclusion	Whilst the site represents a good opportunity to develop a continuous eastern built up area boundary. it is hindered primarily by a lack of an obvious safe access point. However, this could be resolved over the longer-term. The lack of availability does not impact on the sites suitability or achievability for development, only that given the lack of any known availability it cannot be currently assessed as developable.				

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Site Reference:	426 (SH/08)	Settlement	SH	Ward	
Site location	Land at Church Road, Scaynes Hill				
Site use(s):	U011 - Agriculture				
Gross site area	0.30	(hectares)			
Site Suitable:	Yes	This site presents an opportunity for a small scale infill development. While development at this location may have certain local landscape impacts, the pattern of development in the area is well established and not considered to have wider landscape issues and further development is unlikely to be a material consideration. Development at this location would have to be sensitive to potential impacts on the adjacent SNCI at Scaynes Hill Common. Fairly good access to local services and public transport.			
Site Available:	Yes	Ownership intentions of the site are currently unknown. Officers have taken a view that in circumstances where 'unknown availability' is the only constraint to development of a site, and there is a 'reasonable prospect' that the site will become available in the longer term, it will be considered 'developable' in the 6-10 year period. This site is therefore considered developable on the assumption that evidence of ownership and/or availability will come forward in due course and be included in subsequent SHLAA reviews.			
Site Achievable:	Yes	A development in this location is considered to be achievable and residential development would represent an attractive option. Rural location would be an attraction to many and likely to command good demand and market value.			
Constraints / Action required:	Potential impact on adjacent SNCI. Evidence of Ownership/intentions to develop, req for delivery. <u>Site would require allocation through a Neighbourhood Plan.</u>				Deleted: Site would require allocation through relevant DPD - therefore developable in 6-10 year period.
Net developable area (ha): 0.30		Proposed site density (dph): 1 Lower- 30			
Deliverability / developability:					
Deliverable (1-5 years)	No		Dwellings		
Developable (6-10 years)	Yes	9	Dwellings		
Developable (11 years +)	No		Dwellings		
Overall Conclusion	Presents an opportunity for a small scale infill development and would not have wider landscape issues. Development at this location would have to be sensitive to potential impacts on the adjacent SNCI at Scaynes Hill Common. Given these range of considerations it is likely that the site can be successfully developed.				