

Site Assessments – For Parishes – April 2012

Site Reference:	76 (LF/02)	Settlement	LF	Ward	
Site location	East of High Beech Lane, Haywards Heath				
Site use(s):	U011 - Agriculture				
Gross site area	9.95	(hectares)			
Site Suitable:	No	Consideration of this site is dependant on delivery of Site 151 to the south. Difficult access arrangements and potential significant impact on highway network in vicinity and distant to strategic routes. Lindfield High Street within 1.6km therefore only fair access to local services and facilities on foot. There are also some TPOs adjacent to the site to the south. Town Wood Ancient Woodland borders to east. This site extends 230m into Countryside beyond the northernmost boundary of the built-up area in this area and would be obtrusively visible from the wider area to north. Landscape Capacity is identified as Negligible-Low as the land crosses over a natural ridge line, indicating that strategic housing development would be damaging to the landscape. This site is not considered suitable for housing development.			
Site Available:	Yes	Sole Landowner intends to make the site available for development imminently and complete in 3 years.			
Site Achievable:	Yes	Gaining access to the site may be expensive due to difference in ground levels. However, this edge-of-settlement greenfield site is still likely to be viable for developers.			
Constraints / Action required:	<p>Access difficulties concerning levels could be overcome although site still remains at some distance from strategic routes and would unacceptably impact on the local road network. Alternative site access will be required and is not known at present. Below-average accessibility as slightly remote from services and facilities. Ancient Woodland buffer required. Archaeological/ historical desk-based and field assessment and appropriate mitigation will be necessary. Site would require allocation through a Neighbourhood Plan.</p>				<p>Deleted: Site would require allocation through relevant DPD.</p>
Net developable area (ha):	9.3	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	Relatively unconstrained greenfield site in terms of national designations. However, development would create an isolated incursion into the countryside which would not relate or integrate well with the existing settlement or its boundaries. Would extend the presence of built development north along High Beech Lane forming unsympathetic ribbon-like development. Access would also be an issue. Very large numbers of dwellings on a site of this size would not be acceptable through Portsmouth Wood Close (as with the smaller Site 151) and so a new access would be required, but is not evidenced and would affect its deliverability.				

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Site Reference:	77 (LF/03)	Settlement	LF	Ward	
Site location	Spring Lane, Lindfield				
Site use(s):	U011 - Agriculture	U022 - Un-Managed Forest			
Gross site area	12	(hectares)			
Site Suitable:	No	Site considered unsuitable due to its impact on the landscape. Landscape Capacity assessed as negligible/low meaning a high quality landscape sensitive to new development. Developable area of 10ha excludes areas of Ancient Woodland and buffers. Topography of whole site slopes away from Lindfield on northern aspect and is very exposed to views from the north. The Welkin forms a natural boundary to the built-up area along a ridgeline, this site would obtrusively extend built-up area into countryside. Potentially severe impact on the setting of the adjacent Lindfield Conservation Area and its Listed Buildings to the east of the site.			
Site Available:	Yes	Sole landowner intends to bring site forward and develop within 3 years.			
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:	Ancient Woodland buffer required. Archaeological/ historical desk-based and field assessment and appropriate mitigation will be necessary. <u>Site would require allocation through a Neighbourhood Plan.</u>				
Net developable area (ha):	10	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	Although in reasonable walking distance to shops and services of Lindfield High Street, the Site is not considered suitable for development due to detrimental impact on the landscape of the river valley with an assessed landscape capacity for new development of negligible/low. Potentially injurious to character and appearance of adjoined Lindfield Conservation Area and listed buildings. Site is available for development from the landowner and would be an attractive location for housing in terms of future occupiers but site would extend Lindfield beyond the naturally containing ridgeline at The Welkin and intrude into the Countryside.				

Deleted: Site would require allocation through relevant DPD.

Site Assessments – For Parishes – April 2012

Site Reference:	29 (LF/06)	Settlement	LF	Ward	
Site location	Land off Snowdrop Lane, Lindfield, Haywards Heath				
Site use(s):	U011 - Agriculture	U0131 - Unused Land			
Gross site area	4.9	(hectares)			
Site Suitable:	No	Site is not considered suitable. Ancient Woodland boundary runs the entire length of the eastern side of the site. Buffer would need to be in place which reduces developable area to approximately 3.6ha. Part of the southern boundary of the site adjoins a Conservation Area. This would need to be taken into consideration, so its character is not adversely impacted upon. Good access on foot to local service using local footpaths. Distance to local services by car is significantly longer. Poor access to public transport. Site does not relate well to existing built up area boundary.			
Site Available:	Yes	Submitted to SHLAA by site proponent.			
Site Achievable:	Yes	There are no constraints to indicate that development of this site cannot be achieved. Attractive rural location likely to be reflected in market price and demand. Site preparation costs are judged to be average.			
Constraints / Action required:	Impact upon adjacent Conservation Area. <u>Site would require allocation through a Neighbourhood Plan.</u>				
Net developable area (ha):	3.6	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	Site considered not currently developable. Although the site has good access to local services including primary school, GP and convenience store using local footpaths, the same journey by car would be significantly longer. There is poor access to the site by public transport indicating that all other journeys would be undertaken by car. The surrounding road network in the vicinity of the site is poor. The adjacent woodland and Conservation Area need to be taken into account. The site does not relate well the existing built up area boundary, is rural in character and represents its development would represent an encroachment into the countryside.				

Deleted: Allocation through relevant DPD.

Site Assessments – For Parishes – April 2012

Site Reference:	494 (LF/07)	Settlement	LF	Ward	
Site location	Land to the east of Gravelye Lane and south of Scamps Hill and bounded to the east by Northlands Brook (Site K), Lindfield				
Site use(s):	U011 - Agriculture	U0131 - Unused Land	U071 - Dwellings		
Gross site area	22.3	(hectares)			
Site Suitable:	Yes	Negligible area of Flood Zone in northeast corner and adjacent to south. Two Grade II Listed Buildings adjacent to site at W and NE corner. Care should be taken to protect their setting which is likely to be affected by housing development. Developable area allows for exclusion of flood zone and a buffer along eastern boundary. TPO trees on site will require protection. Retention of Public Right of Way across site will need to be considered. This site may have potential to incorporate Combined Heat & Power (CHP) or District Heating energy systems, as identified in the West Sussex Sustainable Energy Study (Oct 2009) (Table F2)			
Site Available:	Yes	Land in multiple ownership, although a coordinated approach to delivery has been demonstrated. Considered available for housing development.			
Site Achievable:	Yes	Edge-of-village greenfield site. Considered viable and achievable.			
Constraints / Action required:	<p>Steep bank onto Scaynes Hill Road if access was required here. Very small areas of Flood Risk on and near site require mitigation. Settings of adjacent Listed Buildings likely to be affected. Public Rights of Way across site and TPOs on site will need protection. Through a development of this size, the LPA would require improvements or contributions to surrounding service and/or infrastructure provision. These would include the provision of a primary school and contributions to the expansion of a local secondary school. The Council will also seek the provision of additional healthcare provision to meet the needs of the existing and new community over the plan period. Archaeological/ historical/ historic landscape desk-based and field assessment and appropriate mitigation needed. <u>Site would require allocation through a Neighbourhood Plan.</u></p>				
Net developable area (ha):	24	Proposed site density (dph): 1 Lower- 30			
Deliverability / developability:					
Deliverable (1-5 years)	No		Dwellings		
Developable (6-10 years)	Yes	500	Dwellings		
Developable (11 years +)	Yes	28	Dwellings		
Overall Conclusion	Site benefits from good access potential onto several bordering roads and existing bus routes. Good proximity to local services and amenities. Land currently unused and on periphery of built-up area. This site is located within the gap between Lindfield and Scaynes Hill, although at the widest point so does not cause unacceptable coalescence between the two settlements. (Includes the smaller Site6)				

Deleted: This site has development potential if required through neighbourhood or District planning process.

Site Assessments – For Parishes – April 2012

Site Reference:	151 (LF/10)	Settlement	LF	Ward	
Site location	Land east of Portsmouth Wood Close, Lindfield				
Site use(s):	U011 - Agriculture				
Gross site area	2.32	(hectares)			
Site Suitable:	Yes	SSHA Inspector concluded that a site relates well to Haywards Heath and any car journey are likely to be shorter than more remote sites. Site relates well to existing built up area boundary and development here would have a limited impact on surrounding countryside. There are some TPOs adjacent to the site to the south and issues of potential flooding to the south of the site have been raised in the past. Access via Portsmouth Wood Close will require investigation.			
Site Available:	Yes	Site has been promoted through the SSHA and SHLAA. Developer telephone survey confirmed that there is developer interest, and an intention to develop within the next 5 years (12/07/2010).			
Site Achievable:	Yes	Gaining access to the site may be expensive due to difference in ground levels. This will impact on viability, although otherwise a greenfield extension is considered viable and achievable in this attractive location.			
Constraints / Action required:	Development will need to consider the Tree Preservation Orders to the south of the site and possible flood risk - attenuation on site may be necessary to protect surrounding residences. Potential access limitations given site levels. <u>Site would require allocation through a Neighbourhood Plan.</u>				
Net developable area (ha):	1.85	Proposed site density (dph): 1 Lower- 30			
Deliverability / developability:					
Deliverable (1-5 years)	No			Dwellings	
Developable (6-10 years)	Yes	55		Dwellings	
Developable (11 years +)	No			Dwellings	
Overall Conclusion	Although the site has poor access to services and public transport, this site is within a reasonable walking distance to services in Lindfield High Street. As the site is on the edge of the town car journeys are likely to be shorter than in settlements with fewer facilities. There may access issues with changing levels to the site and through local streets. This site would in-fill the current line of the built-up area forming a more defensible and logical boundary to the open countryside which could be strengthened with landscaping up to the natural ridgeline. Due to issues relating to the achievability of the site, it has been estimated that this site could come forward for development in the medium term.				

Deleted: Site would require allocation through relevant DPD, therefore developable in the medium term.

Site Assessments – For Parishes – April 2012

Site Reference:	498 (LF/11)	Settlement	LF	Ward	
Site location	Land north east of Lindfield				
Site use(s):	U011 - Agriculture	U071 - Dwellings	U022 - Un-Managed Forest		
Gross site area	47.4	(hectares)			
Site Suitable:	No	Parts of southern area is within Flood Zone 3. Northern part of site would likely adversely impact upon the rare rural setting of the Lindfield Conservation Area (as identified in the Extensive Urban Survey) which adjoins to the west. The landscape capacity for development has also been assessed as negligible/low meaning new housing development would be damaging to this landscape. The Eastern Road Nature Reserve runs through the middle of the site and is soon to be designated as a Local Nature Reserve which limits development potential further. The site is considered unsuitable for development.			
Site Available:	Yes	Submitted to SHLAA by proponent and the land is understood to be in the ownership of six individuals/companies (alternative route for link to Scamps Hill or seven owners in the case of the preferred roundabout location at the northern end of Gravelly Lane).			
Site Achievable:	Yes	Attractive location bordering Lindfield and relatively close to local amenities and services.			
Constraints / Action required:	Ancient Woodland buffer required. No archaeological objection subject to: (i) protection of setting of the Lindfield Motte and Bailey Castle Scheduled Ancient Monument across the River Ouse; (ii) protection of surviving earthworks and land take boundaries on the site of the uncompleted 1860s Ouse Valley Railway; (iii) protection of the setting of the Grade II* Little Walstead Farmhouse Listed Building; (iv) (in the event of development) full archaeological investigation and recording of former site of 17th-18th century Luxford's Farm; (v) archaeological/ geoarchaeological/ historical/ historic landscape desk-based and field assessment and suitable mitigation measures arising therefrom. <u>Site would require allocation through a Neighbourhood Plan.</u>				
Net developable area (ha): 35		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	The Sustainability Appraisal for the site concluded overall negative results. The detrimental impact on the setting of the Lindfield Conservation Area and damage to wider landscape render the majority of the site unsuitable. The central part of the site is the Eastern Road Nature Reserve and is also not considered suitable for housing due to its biodiversity and recreational value.				

Site Assessments – For Parishes – April 2012

Site Reference:	483 (LF/15)	Settlement	LF	Ward	
Site location	Land to the east of Northlands Brook and south of Scamps Hill, Lindfield				
Site use(s):	U011 - Agriculture				
Gross site area	11.2	(hectares)			
Site Suitable:	No	In isolation, this site is detached from the built-up area. (see also SHLAAID 59). Even as an extension to Site 494 it creates a considerable 750m incursion into open countryside with coalescence concerns and does not benefit from the same natural screening/containment within the landscape as the adjacent site to the west, as well as its further distance from Lindfield centre. Allowing for the watercourse and treeline to be buffered for flood and ecological reasons would prevent this site from appropriately integrating with Site 494 and the existing built up area and renders this site unsuitable. Unconstrained by designations or risks and relatively close to some local schools.			
Site Available:	Yes	Although only limited information is available, the site is being promoted for development by an Agent.			
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. Only considered achievable as part of wider site to the west.			
Constraints / Action required:	Substantial extension of built-up area into countryside. Archaeological/ historical/ historic landscape desk-based and field assessment, including trial archaeological investigation of the site of 18th century or earlier cottage that lay to the west of Walstead Place Cottages, and to appropriate archaeological mitigation will be required. <u>Site would require allocation through a Neighbourhood Plan.</u>				
Net developable area (ha): 11		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	In isolation, this site would be separate/detached from built-up area of Lindfield. The site has minimal constraints and good access to roads and bus network. If considered as an extension to Site 494 (to the west) it would intrude into the Countryside beyond the natural watercourse-boundary, along one-side of the road causing a linear appearance.				

Deleted: Site would require allocation through Neighbourhoods or District Plann process alongside adjacent sites to west.

Site Assessments – For Parishes – April 2012

Site Reference:	237 (LF/16)	Settlement	LF	Ward	
Site location	Land to the north of Scamps Hill, Lindfield				
Site use(s):	U041 - Outdoor Amenity and Open Spaces	U022 - Un-Managed Forest			
Gross site area	19.3	(hectares)			
Site Suitable:	No	Flood Zone to western boundary (including necessary buffer) would physically separate the new development from the existing built-up area boundary and prevent satisfactory integration and connectivity with Lindfield. Little Walstead Wood Ancient Woodland and large Flood Zone bisects site. SNCI cuts into south east of site. Grade II* Listed building (Little Walstead Farmhouse) immediately adjacent to north of site and its setting is likely to be impacted by this development. Two Grade II Listed houses adjacent to south and west of site also. Lack of defined boundary to site forms obtrusive extension to built-up area and incursion into Countryside. Landscape capacity assessed as negligible-low indicating new housing development would be damaging to landscape quality.			
Site Available:	No	The owner of western parcel of land at this site has made it clear that he does not intend to release the land for development, rendering this site unavailable. Ownership intentions of eastern parcel of land are unknown.			
Site Achievable:	Yes	Flood Zone mitigation and other significant constraints are considered to create higher than average site preparation costs. However, attractive edge-of-village location would likely create market demand for housing in this location.			
Constraints / Action required:	<p>At least one landowner does not intend to release the land for development rendering the site undeliverable. SNCI and Ancient Woodland buffer required. Retain and enhance boundary features and internal hedgerow.</p> <p>Site would require allocation through appropriate DPD. SNCI. Ancient Woodland. Flood Risk. Listed Buildings. Protection of the settings of the Grade II* Little Walstead Farmhouse and Grade II Tythe Cottage Listed Buildings required, and archaeological/ geoarchaeological/ historical/ historic landscape desk-based and field assessment, including trial archaeological investigation of the remains of the World War 2 anti-aircraft gun battery, west of Walstead Grange, and to appropriate archaeological mitigation will be needed. <u>Site would require allocation through a Neighbourhood Plan.</u></p>				
Net developable area (ha):	14	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	Site considered unsuitable for new housing development due to impacts on Grade II* & II listed buildings, Ancient Woodland, SNCI and damaging incursion into Countryside in Landscape with Negligible-Low capacity for new development. Furthermore, the area of flood zone to the western boundary (as buffered) would physically separate the development from the existing built-up area boundary and prevent satisfactory integration and connectivity with Lindfield.				

Deleted: Would require allocation through relevant DPD.

Site Assessments – For Parishes – April 2012

Site Reference:	503 (LF/21)	Settlement	LF	Ward	
Site location	Haywards Heath Golf Course, High Beech Lane, Haywards Heath				
Site use(s):	U044 - Sports Facilities and Grounds		U041 - Outdoor Amenity and Open Spaces		
Gross site area	31.5	(hectares)			
Site Suitable:	No	SNCI, Ancient Woodland, Areas of Townscape Character all border the site. All are to the north-west except the ATC which is to the south. There is also more Ancient Woodland to the south. There may be access improvements needed as noted in the site submission. Site has poor access to local services access would be reliant on car. Site is not well related to the built up area of the town. Developable area reduced due to constraints around the site. Site submission suggests 580 dwellings. The loss of the golf course needs to be considered. Submission suggests alternative site for golf course but proposed location/deliverability unknown.			
Site Available:	Yes	The site is owned by the Haywards Heath Golf Club Limited. However, the site is leased to the Golf Club who also have a 22% stake in the Limited company and own other (excluded) land around the golf course.			
Site Achievable:	Yes	The site submission states that there are no issues relating to insurance matters such as subsidence and flooding therefore no known exceptional works required. Edge-of-settlement location likely to be viable.			
Constraints / Action required:	SNCI and Ancient Woodland buffer required. Retain and enhance boundary features internal hedgerow. Further evidence of a suitable replacement facility required prior redevelopment. Site would require allocation through a Neighbourhood Plan.				Deleted: Allocation through relevant DPD.
Net developable area (ha):	14.6	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	This site is not suitable for development due to poor access to services and public transport and remoteness from local services. Development would represent large encroachment into the countryside. It is bordered by SNCI, Ancient Woodland and an Area of Townscape Character and development may impact upon developable area of the site. Loss of golf course and suitable replacement site likely to be difficult to find.				