

<b>Site Reference:</b>	586 (AR/08)	<b>Settlement</b>	<b>AR</b>	<b>Ward</b>	
<b>Site location</b>	Buxshalls, Ardingly Road, Lindfield				
<b>Site use(s):</b>	U073 - Residential Institutions	U071 - Dwellings			
<b>Gross site area</b>	2.5	(hectares)			
<b>Site Suitable:</b>	No	Notwithstanding the fact that the land is considered brownfield, the site is poorly related to existing settlements and is in an unsustainable location for housing, remote from services and facilities. The main building is under consideration by Natural England for designate as a Listed Building (to be determined). The site is also constrained by it's location within the High Weald AONB. This site is not considered suitable for market housing.			
<b>Site Available:</b>	No	Proponents are pursuing the development of a C2 Residential Institution based on pre-application discussions (sheltered/elderly accommodation). This aspiration is not 'housing' for the purposes of the SHLAA. The land is therefore considered 'unavailable' for housing development. No pre-application advice regarding solely residential development.			
<b>Site Achievable:</b>	Yes	Attractive location, market value should enhance viability. Should the building be Listed by Natural England, viability may become an issue as mitigation against harm to the listed building increases development costs.			
<b>Constraints / Action required:</b>	AONB Location. Promoter is intending to use the site for C2 Residential Institution and is therefore not considered available for market housing. This may be revised over time if the developer pursues a different agenda on site. Site would require allocation through a Neighbourhood Plan.				
<b>Net developable area (ha):</b>		<b>Proposed site density (dph):</b>			
<b>Deliverability / developability:</b>					
<b>Deliverable (1-5 years)</b>	No	0	Dwellings		
<b>Developable (6-10 years)</b>	No	0	Dwellings		
<b>Developable (11 years +)</b>	No	0	Dwellings		
<b>Overall Conclusion</b>	Unsustainable, remote AONB location indicates site is unsuitable for market housing. Unavailable for housing development due to alternative intentions of the landowner.				