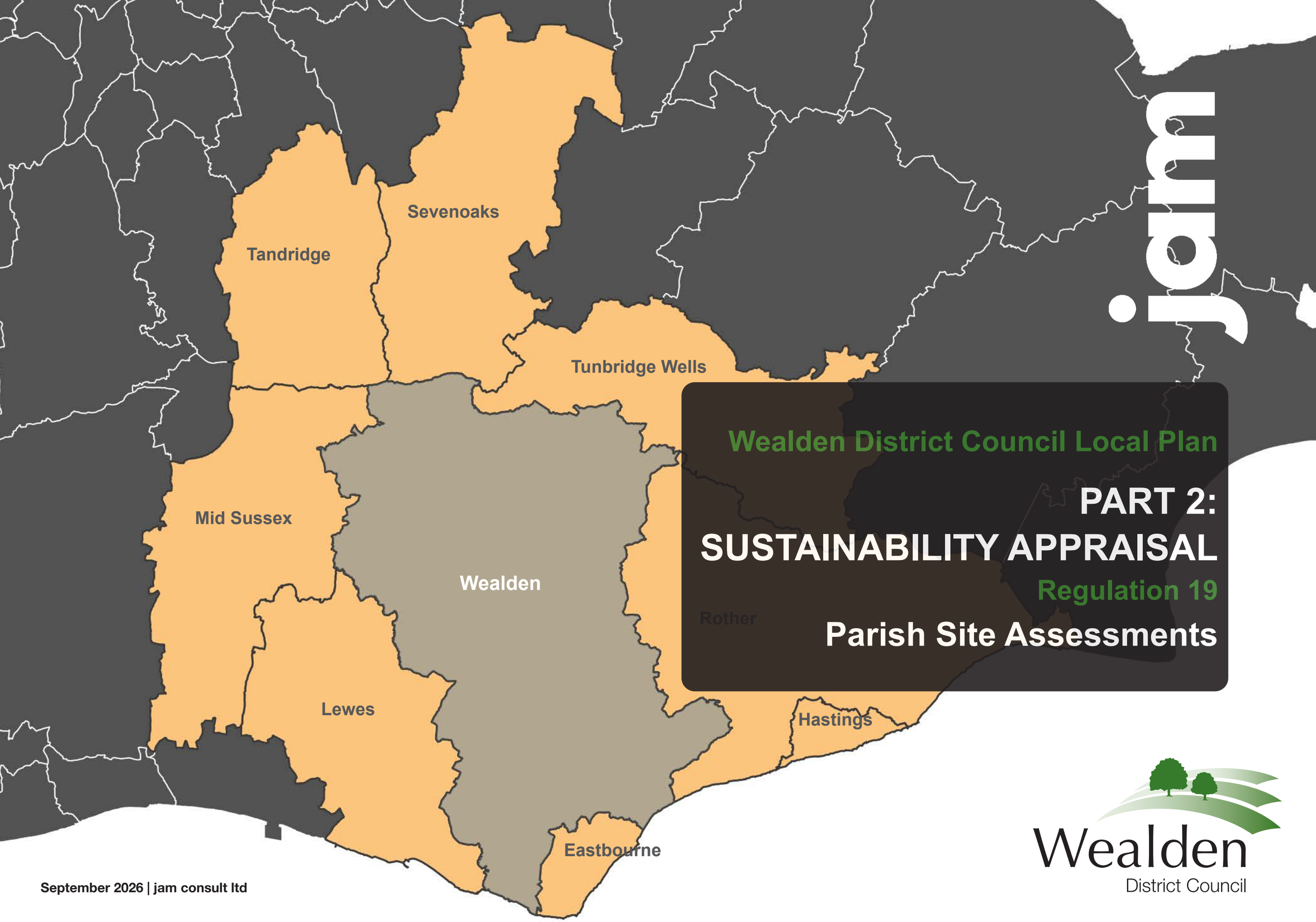


jam

Wealden District Council Local Plan

PART 2: SUSTAINABILITY APPRAISAL

Regulation 19

Parish Site Assessments

Wealden District Council

September 2026 | jam consult ltd

This document has been prepared by **Jam Consult Ltd** of Behalf of
Wealden District Council:

Planning Policy Wealden District Council
Council Offices
Vicarage Lane
Hailsham
East Sussex BN27 2AX

Telephone: 01892 602008

E-mail: planningpolicy@wealden.gov.uk

Website: www.wealden.gov.uk

If you, or somebody you know, would like the information contained in this document in large print, Braille, audio tape/ CD or in another language please contact Wealden District Council on

01323 443322 or **info@wealden.gov.uk**

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This report has been prepared using the evidence base provided by Wealden District Council. The conclusions and recommendations contained in this SA Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by Jam Consult Ltd has not been independently verified, unless otherwise stated in the Report. The work described in this Report was undertaken between March - September 2026 and is based on the information made available during this period. The scope of this report and the services are accordingly factually limited by the timescale available. It is recognised that further information may become available after this report has been published, which may need to be considered in any further work undertaken.

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CONTENTS

Introduction		1
1	Arlington	4
2	Berwick	8
3	Buxted	12
4	Chalvington With Ripe	16
5	Chiddingly	19
6	Crowborough	23
7	East Hoathly & Halland	29
8	Fletching	33
9	Framfield	36
10	Frant	40
11	Hailsham	45
12	Heathfield & Waldron	51
13	Hellingly	57
14	Herstmonceux	63
15	Horam	67
16	Isfield	72
17	Little Horsted	76
18	Maresfield	79
19	Ninfield	83
20	Pevensey	86
21	Polegate	90
22	Rotherfield	94
23	Uckfield	98
24	Wadhurst	102
25	Westham	105
26	Willingdon & Jevington	109
27	Withyham	112

Appendix A :	New Sites	XXX
Appendix B :	Sites with Permission	XXX
Appendix C :	Rejected Sites	XXX

SITE ASSESSMENTS

1 Introduction

1.1 Site Assessment Methodology

1.1.1 The sites submitted to the Council as part of the SHELAA were reviewed to identify if any sites, which were previously rejected, should be assessed again in the SA. A total of over 1200 sites were submitted to the Council, of these c. 130 sites were identified for re-assessment. The total sites includes new and amended sites, which have also been considered in the SA.

1.1.2 Given the quantum of sites, the assessment has been carried out by Parish, in order to consider the specific characteristics of each area and to understand the cumulative impacts of such development more clearly. Maps have been prepared for each Parish to capture the level of development proposed and environmental constraints in a more visual format, to aid understanding of the results. This report provides a summary of the results by Parish in alphabetical order.

1.1.3 It should be noted that the SHELAA is a live document and changes will have occurred since the SA was undertaken as a result of planning permissions being granted; sites being withdrawn or amended; or new sites coming forward. The SA and SHELAA have been updated at the **Regulation 19** stage to reflect any changes.

1.1.4 Sites which were rejected in the Regulation 18(1) SHELAA and SA as well as the Regulation 18(2) internal site review and SA or which have been granted planning permission, are shown for completeness in **SA Part 2: Parish Site Assessments - Appendix B: Sites with Permission; Appendix C: Rejected Sites.**

1.1.5 Sites that were considered unsuitable in the Reg 18(2) SHELAA and SA but are now considered a possibility owing to a change in circumstances have been re-assessed in the SA following an internal site review. A summary table of the sites assessed, which are considered suitable, is included in the main body of the report including reasons for selecting or rejecting a site. Detailed appraisals for the amended sites as well as any new sites that have come forward, which are considered suitable, are set out by Parish in **SA Part 2: Parish Site Assessments - Appendix A.**

1.1.6 Where sufficient information was not available or a clear conclusion could not be made, the result was scored uncertain at the Regulation 18 stage. Uncertain sites have been reviewed as part of the **Regulation 19 SA.**

1.1.7 Sites that have been withdrawn, are under construction or are too small for assessment are not shown in the Parish table of sites but are included in the SHELAA parish tables, which has been published in support of the draft Regulation 19 Local Plan.

1.2 Strategic Sites

1.2.1 The Parish Assessments include a summary of the potential **Strategic Site Allocations** for the Local Plan. These sites have been assessed in more detail, owing to the likely significant impacts that could result from larger development. A summary of the potential Strategic Sites sites considered is set out in **Chapter 8** of **Part 1 of the SA report** and the detailed results are set out in **SA Part 3: Strategic Site Assessments.**

1.2.2 It should be noted that in all of the site assessments, minor negative effects are recorded against SO1 Climate change and SO6 Waste because all development will result in an increase in carbon emissions and waste prior to mitigation and will therefore have a negative impact. However, relevant Local Plan policies will provide mitigation and any development will need to be in accordance with these policies. This applies to all sites assessed within all Parishes.



2 ARLINGTON

2.1 Settlement Overview

2.1.1 Arlington is a parish and village, on the Cuckmere River, 3.5 miles south-west of Hailsham, 9 miles south-east of Lewes, and 9 miles north-west of Eastbourne, accessed via rural roads leading from the A22 Hailsham Bypass to the east.

2.2 Transport

2.2.1 Arlington is not on the railway line but is 1.5 miles north-east of Berwick station (on the London, Brighton and South Coast Railway line). The village also has a Daily bus service to Hailsham.

2.3 Facilities and Services

2.3.1 Arlington has a few services and facilities including a pub, community hall, church, and a farm shop and tea room. The nearest primary school provision is in Upper Dicker (2.5 miles away) with secondary school provision in Hailsham (4.5 miles away). Preschool nursery provision is 4 miles away in Alfriston. Eastbourne Hospital is just over 5 miles away.

2.3.2 Hailsham is the closest town and provides shops, supermarkets and leisure services whilst the nearest GP surgery is at Golden

2.3.3 Cross (2.7 miles) and the nearest pharmacy and dentist is in Polegate (2.8 miles).

2.3.4 Community facilities include:

- Bates Green Farm Shop
- St Pancras Church
- Yew Tree Inn Public House
- Arlington Village Hall
- Arlington Tea Gardens and Nursery

2.3.5 There are no education facilities within the village.

2.4 Environmental Designations

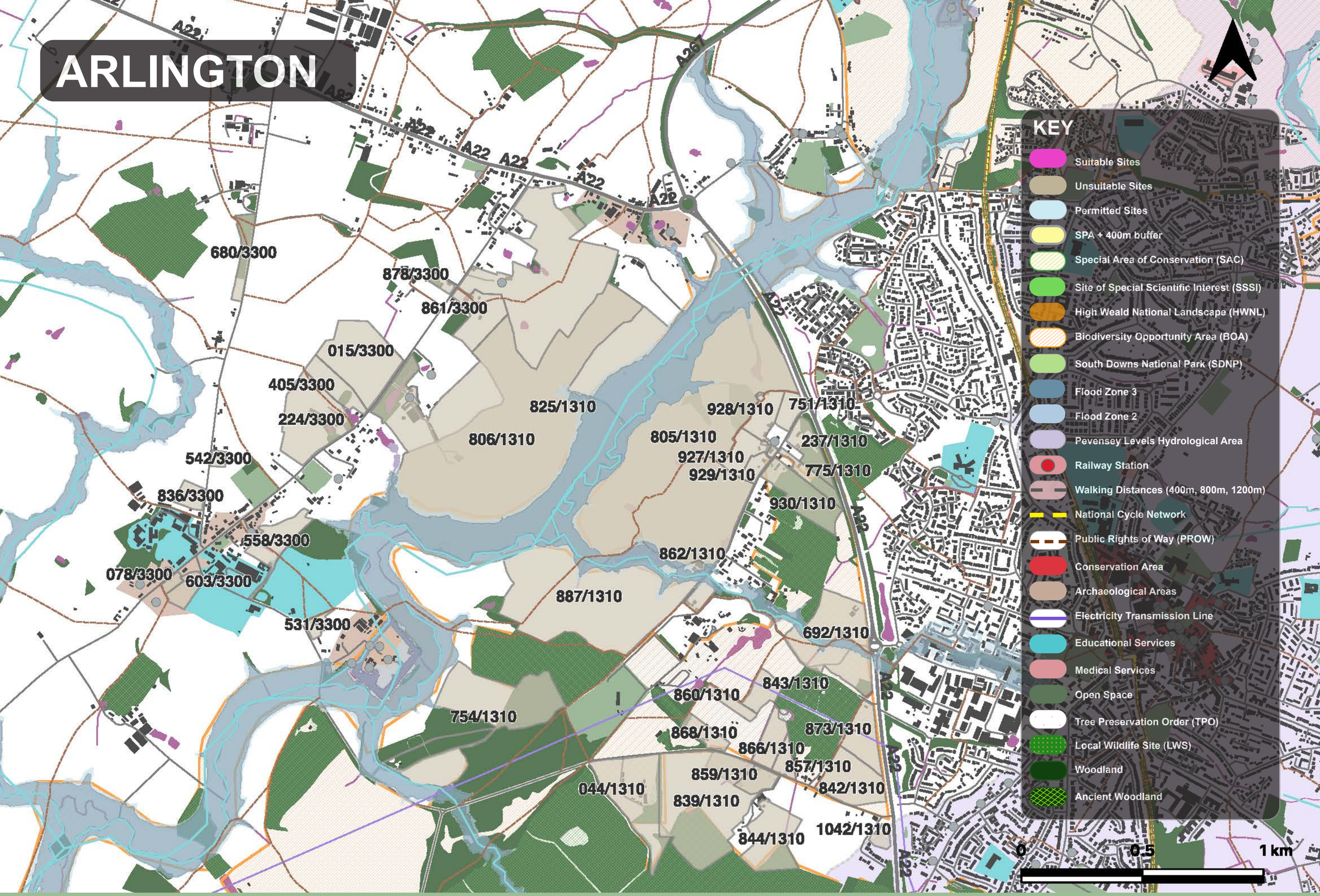
2.4.1 The village lies close to the Arlington reservoir, which was opened in 1971, and supplies water to the local area, including Eastbourne and is also a local nature reserve and a Site of Special Scientific Interest, being an important site for bird life, with up to 170 species breeding in the area and 10,000 migrating birds using it each year.

2.4.2 Designations include:

- Arlington Reservoir SSSI (adjacent to the west of the village.
- Cuckmere Ouse Watershed BOA (to the west of the village)
- River Cuckmere Habitat Link BOA (within the west of the village and to the north).

2.4.3 The whole of the village is a designated Conservation Area and 5 listed buildings within the village.

ARLINGTON


A22
A267
A26
680/3300
878/3300
861/3300
015/3300
405/3300
224/3300
542/3300
836/3300
558/3300
078/3300
603/3300
531/3300
825/1310
806/1310
928/1310
751/1310
805/1310
237/1310
927/1310
775/1310
929/1310
930/1310
862/1310
887/1310
692/1310
843/1310
860/1310
754/1310
868/1310
873/1310
866/1310
857/1310
859/1310
842/1310
044/1310
839/1310
844/1310
1042/1310
KEY
Suitable Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
0.5
1 km

SITE ASSESSMENTS : ARLINGTON

ARLINGTON SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	Suitability
825/1310	Land to northwest of Hempstead Lane		Hailsham	148.24	Mixed Use	N	N	P	P	Reject

2.5 SA of Site Allocations

ARLINGTON		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
825/1310	Land to northwest of Hempstead Lane																				

SITE ASSESSMENTS : ARLINGTON

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
825/1310	**REJECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The proposal is for c. 2,500 net dwellings (approx. 1,250 in Plan period) to create new 20 minute neighbourhood to the west of the A22 and Hailsham including wetland habitat, new and enhanced walking and cycling infrastructure, new community infrastructure and education infrastructure. The Transport Modelling 2026 shows the impacts on the highway network and traffic would be greatest on the A22, particularly the section of single carriageway north of Hailsham, the dual carriageway section to the south of Hailsham and the Boship roundabout, one of the busiest junctions in the District, which is already at capacity, although mitigation may be possible but further information would be required. Significant infrastructure will therefore be needed, which will take time to deliver and is not proposed until the second phase of the proposals. There is a lack of information to identify the cost, viability and timing of the proposed transport infrastructure, to ensure that such measures are deliverable and that early phases of the development are not established without suitable sustainable transport measures and connectivity to services and facilities. The first phase of the development is proposed on the most sensitive part of the site for landscape and would not be supported by the proposed new transport infrastructure or the ambition for a new 20 minute neighbourhood. There is therefore a significant risk that an isolated development could be created if phase 2 is not realised, which will result in an isolated, car dependant development with a lack of facilities and services and would not be sustainable. Phase 2 of the development is proposed on the areas of the site which are most sensitive for heritage. The constraints of the site in relation to landscape, flood risk and heritage further reduce the area of land that is suitable for development. There remains a large amount of uncertainty on whether such a proposal could be delivered. The site is currently detached from the local facilities and amenities of Hailsham by the A22 dual carriageway and is therefore not in conformity with the Spatial Strategy.

3 BERWICK



3.1 Parish Overview

3.1.1 Berwick Station is a small, primarily residential settlement to the north of the A27 in the south of the District. It has developed in a linear form along Station Road, either side of the Eastbourne to Brighton railway line with a railway station located in the centre of the settlement. The village is set within the attractive, gently rolling open countryside of the Low Weald and comprises frontage development along the Alfriston to Upper Dicker Road.

3.1.2 The village lies approx. 6 miles to the south-west of Hailsham, 5 miles north-west of Polegate and just over 9 miles north-west of Eastbourne. The South Downs are located to south of the village and there are clear views towards them from Berwick Station.

3.2 Transport

3.2.1 The village has developed around the railway station, which is on the mainline route with services to Brighton, Eastbourne and Hastings. Berwick has good transport links and is well related to the A27 to the south. Use of the minor road through Berwick Station as a link between the A22 west of Hailsham and the A27 has been limited by the imposition of a weight restriction to the north of the village.

3.2.2 There is a limited bus service Mon – Sun with only 1 or 2 daily return services to Hailsham (24 mins journey) and Seaford (35 min journey).

3.3 Facilities and Services

3.3.1 The village has a limited number of services and facilities but includes a post office, a pub, a village hall and several recreational / open spaces.

3.3.2 The nearest GP, pharmacy and dentist are in Polegate whilst the nearest primary school is in Upper Dicker (2.7 miles) with secondary school provision in Hailsham (5.9 miles). The nearest supermarket and other shops and leisure facilities are available in Hailsham.

3.3.3 Community facilities include:

- Post office
- Berwick Inn
- Berwick Village Hall
- Berwick Field
- Arlington Reservoir

3.3.4 There are no education facilities within the village and no business areas or industrial/ commercial estates.

3.4 Environmental Designations

3.4.1 Arlington Reservoir, a designated Site of Special Scientific Interest (SSSI) and Local Wildlife Site (LWS) lies a little to the northeast of the village.

3.4.2 Other designations include:

- Ludlay Coppice Ancient Woodland (to the north of the village)
- Cuckmere Ouse Watershed BOA (to north-east of village)

3.4.3 The village does not include a conservation area but heritage assets include:

- Grade II listed buildings centred around the train station
- Platform waiting room at Berwick Station
- The station building
- Berwick Signal Box.

BERWICK

617/1780

619/1780

822/1780

Berwick

616/1780

331/1780

A27

A27

A27

KEY

- Suitable Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 250 500 m

SITE ASSESSMENTS : BERWICK

BERWICK SITES						2023	2024	Internal	2026	SITE
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
331/1780	Land east of Station Road, Berwick Station	BN26 6SZ	Berwick Station	1.33	20 dwellings	N	N	P	?	Reject
616/1780	Land at Brookfield Nursery, Station Road, Berwick Station	BN26 6SZ	Berwick Station	0.52	5 dwellings	N	N	P	Y	Select
617/1780	Land north of Recreation Ground,Station Road, Berwick Station	BN26 6TF	Berwick Station	2.71	45 dwellings	Y	Y	-	Y	Select
619/1780	Land west of Station Road, Berwick Station	BN26 6TB	Berwick Station	1.29	27 dwellings	Y	Y	-	-	Select
822/1780	Land to north east of Berwick Station, Station Road, Berwick Station	BN26 6TD	Berwick Station	13.29	10 dwellings	Y	N	P	Y	Select

3.5 SA of Site Allocations

BERWICK

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
331/1780	Land east of Station Road, Berwick Station																				
616/1780	Land at Brookfield Nursery, Station Road, Berwick Station																				
617/1780	Land N. of Recreation Ground,Station Rd, Berwick Station																				
619/1780	Land west of Station Road, Berwick Station																				
822/1780	Land to north east of Berwick Station, Station Road, Berwick Stn.																				

SITE ASSESSMENTS : BERWICK

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
331/1780	**REJECT**	The site is centrally located within Berwick Station and is well enclosed by boundary vegetation. The site is within walking distance to Berwick Rail Station and a bus stop with limited services to Eastbourne and Polegate. Development should be limited to the land west of the drain to limit impacts on the landscape south of Berwick Station. Development would need to take account of potential impacts on the views from the SDNP. Is unknown whether development can be assimilated with the adjacent SHELAA site (616/1780) to provide a vehicular access.
616/1780	**SELECT**	The site is centrally located within Berwick Station and is well enclosed by boundary vegetation. The site is within walking distance to Berwick Rail Station and a bus stop with limited services to Eastbourne and Polegate. Development would require a new vehicular access from Station Road that would involve the removal of an existing dwelling. Development would need to take account of potential impacts on the views from the SDNP.
617/1780	**SELECT**	The site is located on the periphery of Berwick Station, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The eastern part of the site is located within the proposed settlement boundary for Berwick Station and is considered suitable for development. The development of this site for housing would require the provision of an upgraded vehicular access from Station Road and the creation of footways along Station Road, extending to the train station, to facilitate pedestrian connectivity. The development of the site would contribute towards the Council's housing requirement in a sustainable location, albeit in need of vehicular and pedestrian access improvements. The site is located at the northern fringe of Berwick Station and within walking distance to Berwick Rail Station and a bus stop with limited services to Eastbourne and Polegate. Development would need to take account of potential impacts on the views from the SDNP. The yield has increased from 30 to 45 dwellings in response to a request by the promoter, following further consideration of the site.
619/1780	**SELECT**	The site will contribute to the District's housing needs within a sustainable settlement, which has very good public transport links, no flood risk and good pedestrian access to the railway station and bus stops. It is acknowledged that the development of the site will deviate from the established linear settlement form along Station Road, however it is considered that impacts can be suitably mitigated with the application of relevant Local Plan policies and the careful design and siting of development. The site is well enclosed from the wider landscape and countryside to the west by existing woodland, which helps integrate the site into the existing built form of Berwick Station.
822/1780	**SELECT**	Part of the site already has planning permission (**WD/2016/1659/MAJ**) for residential and employment development. The site is centrally located within Berwick Station and within walking distance to Berwick Rail Station and a bus stop with limited services to Eastbourne and Polegate. Development would need to take account of potential impacts on the views from the SDNP. Development of the entire site would negatively impact the local landscape due to projection to the east and the creation of back land development, out of character with the existing settlement pattern. However, limiting the development to two parts along the frontage to the north and infill areas along Station Road would be in keeping with existing linear settlement pattern.

4 BUXTED



4.1 Parish Overview

4.1.1 Buxted is one of the District's larger villages and is predominantly residential in character with a range of local shops, services and some employment provision serving the local community and surrounding rural area.

4.1.2 Buxted is located on the A272, which runs east to west connecting with the A26 and a number of smaller settlements by a network of minor roads, the village developed originally with frontage properties along the A272 but has subsequently grown north and south of the main road with estate development in the 1980s.

4.1.3 The village sits on a plateau, providing long range views across the countryside, towards the HWNL (although the village is not within the HWNL itself), located 0.3 miles to the north and 0.1 miles to the east.

4.1.4 Buxted Park, a large property set in extensive parkland, is located to the south west of the village and is a registered Historic Park and Garden, as well as a Site of Special Scientific Interest (SSSI).

4.2 Transport

4.2.1 Buxted has a railway station, served by the Oxted line between Uckfield and London Bridge, providing good access to Uckfield and other centres for employment, shopping and leisure.

4.2.2 A number of bus services also call at Buxted providing access to the centres of Uckfield, Tunbridge Wells, Eastbourne and Haywards Heath. Brighton can also be accessed via Uckfield.

4.2.3 Transport services include:

- Railway station with services to London Bridge and Uckfield
- 3 bus services per day (Mon, Weds and Friday) providing access to the centres of Uckfield, Tunbridge Wells, Eastbourne and Haywards Heath. Brighton can also be accessed via Uckfield.
- Not on a designated cycle or walking route

4.3 Facilities and Services

4.3.1 Uckfield is the nearest town located approx. 1.2 miles to the south, which provides a good range of shops, services and facilities including a secondary school and a hospital.

4.3.2 Community facilities within Buxted include:

- Premier Buxted Stores High Street, Buxted
- Buxted Pharmacy
- Buxted Medical Centre, Framfield Road, Buxted
- St Margaret the Queen's Church
- St Mary the Virgin Church Methodist Church
- Buxted Inn Pub
- Buxted Village Hall
- Scout Hall Buxted Pavilion (Buxted Football Club)
- Buxted Recreation Ground
- Buxted Millennium Little Wood
- Buxted Park Sports Association
- Oast Farm Shop & Tea Room
- Buxted Parish Allotments
- Buxted Park

4.3.3 Education facilities include:

- Buxted Saplings Village Pre-School
- Buxted Church of England Primary School (0.7 miles)

4.3.4 No business areas or industrial/ commercial estates within the village but there are opportunities in Uckfield:

- Bell Lane, Bellbrook Industrial Estate
- Ridgewood Industrial Park, New Road, Ridgewood.

4.4 Environmental Designations

4.4.1 The High Weald NL lies to the east of the village with Buxted Park SSSI (south-east of the village)

4.4.2 Other designations include:

- Surrounded by River Uck and its Headwaters BOA
- Ancient woodland scattered throughout the parish and in relative close proximity to the village.

4.4.3 The village is not in a conservation area. Other heritage assets include:

- 8 Grade II listed buildings within the village.

BUXTED

KEY

- Suitable Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 500 1,000 m

SITE ASSESSMENTS : BUXTED

BUXTED SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
001/3225	Land east of Coopers Green Road, Ringles Cross	TN224AT	Ringles Cross	2.76	20 dwellings	Y	Y	-	-	Select
027/1840	Lower Totease Farm, Framfield Road Buxted	TN224LF	Buxted	0.44	10 dwellings	Y	Y	-	-	Select
058/1990	Land at The Walled Garden. Five Ash Down	TN22 3AJ	Five Ash Down	1.56	15 dwellings	Y	Y	-	-	Select
146/1840	Land east of Great Totease Farm, Church Road Buxted	TN22 4LA	Buxted	0.80	20 dwellings	Y	Y	-	-	Select
744/1840	Land at Holly Farm.Station Road, Buxted	TN22 4DP	Buxted	3.45	35 dwellings	Y	Y	-	Y	Select
975/3225	Land opposite Roundwood, Coopers Green Road, Ringles Cross	TN221HB	Ringles Cross	1.35	15 dwellings	Y	Y	-	-	Select
1247/1840	Land at Limes Lane, Buxted (NEW)		Buxted	1.03	25 dwellings	-	-	P	?	Select

4.5 SA of Site Allocations

BUXTED

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Landscape & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
001/3225	Land east of Coopers Green Road, Ringles Cross																				
027/1840	Lower Totease Farm, Framfield Road Buxted																				
058/1990	Land at The Walled Garden. Five Ash Down																				
146/1840	Land east of Great Totease Farm, Church Road Buxted																				
744/1840	Land at Holly Farm.Station Road, Buxted																				
975/3225	Land opp. Roundwood, Coopers Green Rd, Ringles Cross																				
1247/1840	Land at Limes Lane, Buxted																				

SITE ASSESSMENTS : BUXTED

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
001/3225	**SELECT**	The site is in line with the Spatial Strategy for the District, being well located in terms of its proximity and public transport access to, Uckfield, a sustainable settlement. The site is also well contained within the wider landscape, having a low to moderate sensitivity to development. The site is being allocated for 15 (net) dwellings, which is significantly less than the 90-100 (net) dwellings proposed by the applicant. This will allow for the appropriate protection of the woodland and Priority Habitat on site through its retention and the provision of suitable buffers. This will not only ensure the green infrastructure network and biodiversity of the site are protected and enhanced through appropriate Local Plan policies but will also maintain the enclosed nature of the site within the wider landscape.
027/1840	**SELECT**	The site is in line with the Spatial Strategy for the District, being well located in terms of its proximity and public transport access to, Buxted, a sustainable settlement. The site is also well contained within the wider landscape, having a low to moderate sensitivity to development. The development of the site for housing would need to consider highways improvements for an upgraded vehicular access and provision of new pedestrian access along Framfield Road. Development would also be required to safeguard the vehicular access to the Buxted Recreation Ground located to the southwest of the site. The site may also be required to consider noise generated from the existing business, should this remain following the redevelopment of the site and provide mitigation.
058/1990	**SELECT**	The site is selected for allocation however this is for a lower quantum of development, 20 (net) dwellings. The site is within a sustainable location for growth, close to good public transport services and access via public transport to higher order sustainable settlements i.e. Uckfield. The site is also well enclosed within the landscape although any development will need to protect and enhance the boundary vegetation to maintain this enclosure and is not at risk of flooding from any source, with mitigation possible to manage surface water runoff.
146/1840	**SELECT**	The site is taken forward for allocation for 20 (net) dwellings as it is in line with the Spatial Strategy for the District, being well located in terms of its proximity to Buxted, a sustainable settlement, and public transport (bus and train services). The site is also well contained within the wider landscape, having a low to moderate sensitivity to development. The development of the site for housing will need to carefully consider the site's location within the River Uck and its Headwaters BOA and ensure that the priorities and objectives of the BOA are taken into account and appropriate mitigation measures implemented to ensure no net loss of biodiversity and a minimum of 20% biodiversity net gain.
744/1840	**SELECT**	Only the western field is to be allocated for 20 (net) dwellings. The site is in general conformity with the overall Spatial Strategy for the District, being well located in terms of its proximity to public transport and the services and facilities in Buxted, a sustainable settlement. This part of the site is also well contained within the wider landscape, which will be strengthened and enhanced by landscape buffers. It is considered that the site can provide a vehicular access on the A272, given that the road has good alignment, and that pedestrian access can be improved through provision of a footpath along the south side of Coopers Green Road or safe pedestrian crossing across the road. Development of the site will need to consider potential odour nuisance from the Buxted Wastewater Treatment Works and provide suitable mitigation. Development will also need to carefully consider the priorities and objectives of the BOA within which the site is located and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible.
975/3225	**SELECT**	The site is in line with the Spatial Strategy for the District, being well located in terms of its proximity, and public transport access, to Uckfield a sustainable settlement. The site is also well contained within the wider landscape, having a low to moderate sensitivity to development, however development would require the provision of substantial landscape buffers to protect and reinforce the landscape structure of the site, particularly on the roadside. The existing vehicular/pedestrian access onto Coopers Green Road would require significant upgrading or a new vehicular access would be required to serve residential development, but this is considered possible. The site would be required to provide footpaths to the site on the eastern side of Coopers Green Road to improve pedestrian connectivity to Uckfield to the south. The site may also be able to achieve a suitable vehicular/pedestrian access via the land to the south which has been assessed under 026/1990. The design and layout of any scheme would need to reflect its sensitive location. Woodland within the site would need to be retained and a suitable buffer created between any future development and the area of ancient woodland to the east. Development would also need to carefully consider the priorities and objectives of the BOA and ensure mitigation measures are implemented to avoid any harm and to enhance habitats where possible.
1247/1840	**SELECT**	Site is within a sustainable settlement and reasonably well integrated into the built form. The site offers potential for 20 dwellings near the village centre, which could support housing need and local vitality. However, further assessment is required to address access constraints and feasibility of providing suitable vehicular access to the north, or an alternative vehicular access west and pedestrian access to the north only. Options remain uncertain until these issues are scoped.



5 CHIDDINGLY

5.1 Parish Overview

5.1.1 Chiddingly is a small village situated in open countryside within the Low Weald and was once a busy centre of the Wealden iron industry. The Parish Church, the Six Bells Inn Public House, the concentration of listed buildings (some of which are high grade), and other attractive buildings gives Chiddingly a distinctive character and charm. This village includes a Conservation Area, which covers a significant part of the village.

5.1.2 Hailsham (5.4 miles south-east) is the nearest town and offers a wide range of services and facilities including the closest secondary school, supermarkets and other retail shops, leisure and evening entertainment. There is a primary school, situated to the south of the village in the small hamlet of Muddles Green (0.6 miles away).

5.2 Transport

5.2.1 Chiddingly is not accessible, nor serviced, by any public transport, bus or train. The nearest place for public transport is in Golden Cross which is 1.4 miles away.

5.3 Facilities and Services

5.3.1 The nearest GP surgery to Chiddingly is in East Hoathly, with a pharmacy and dentist in Horam.

5.3.2 Community facilities include:

- Chiddingly Village Shop (Mon - Fri 08.00am - 01.00pm Sat 09.00am - 12.30pm)
- Chiddingly Church
- Six Bells Inn
- Chiddingly Village Hall
- Chiddingly Cricket Club Jubilee Field/Play Space – Muddles Green
- Community Orchard opposite the Church
- Chiddingly Primary School at Muddles Green
- Wealdway and Vanguard Way designated walking routes
- No business areas or industrial/ commercial estates within the village.

5.4 Environmental Designations

5.4.1 Environmental designations include:

- Ancient woodland scattered throughout the parish
- Conservation Area
- 11 listed buildings within Conservation Area (Grade II, Grade II* and Grade I).

CHIDDINGLY

718/1950
943/3030
953/1880
229/1880
094/1630
153/1630
1188/1630
922/1630
1084/1880
921/1630
1135/3090
1112/3090
220/3090
1246/1880
888/3090
880/3090
1240/3090
1137/3090
760/3090
1136/3090

A22
A267

KEY

- Suitable Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 0.75 1.5 km

SITE ASSESSMENTS : CHIDDINGLY

CHIDDINGLY SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
921/1630	Land to the south of the Woodland Centre, A22, Whitesmith	BN8 6JB	Whitesmith	4.79	employment only	N	N	P	Y	Select

5.5 SA of Site Allocations

CHIDDINGLY		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
921/1630	Land to the south of the Woodland Centre, A22, Whitesmith																				

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
921/1630	SELECT	The site is situated within Whitesmith, which is not considered a 'sustainable settlement' according to the settlement hierarchy, it lies outside of any proposed development boundary and does not conform with the overall Spatial Strategy for development. Employment development would not be suitable when considered in isolation as the site lies in a detached location. However, the site could be considered for employment use as part of an extension to the existing industrial park, subject to achieving a suitable access through the neighbouring Holmes Hill business/industrial estate since vehicular access directly to the A22 cannot be achieved due to the presence of ancient woodland along the southern boundary of the site. Potential risk of harm to the Local Wildlife Site (LWS), Kiln Wood, to the south of the site, should be investigated. Further impacts could be suitably mitigated by ensuring improved pedestrian connectivity and high-quality design through SuDS, noise attenuation measures, landscape buffering, and further investigation of potential land contamination.



5 CROWBOROUGH

5.1 Parish Overview

5.1.1 Crowborough is situated in the northwest of Wealden District, around 6 miles to the southwest of Tunbridge Wells in Kent and lies on the A26 Lewes to Tunbridge Wells road. Crowborough is located in the High Weald National Landscape (HWNL), and lies on the eastern edge of Ashdown Forest.

5.1.2 The town occupies a prominent position on the northern forest ridge of the High Weald and its elevated position affords extensive views over the attractive, undulating landscape of woodland, farmland, ridges and ghylls within the HWNL, with distant southerly views towards the South Downs.

5.1.3 The town sits within the Crowborough Parish, but the outskirts of the town also cross into Withyham Parish to the northwest and Rotherfield Parish to the east.

5.2 Transport

5.2.1 The A26 (to Tunbridge Wells) runs north-east to south-west through the centre of the town, with more minor roads intersecting it and leading through the neighbourhoods of the town and to Rotherfield to the east.

5.2.2 There is an hourly bus service (Monday – Sunday) to Tunbridge Wells, Uckfield, Lewes and Brighton. The railway station is located in the south east of the town, within the Jarvis Brook area.

5.3 Facilities and Services

5.3.1 Crowborough has a variety of retail and community facilities including 12 convenience stores open 9-5 7 days a week, several supermarkets, 2 post offices, a leisure centre, 13 pubs, a hospital (with a minor injuries unit), numerous places to eat and recreational spaces, 5 places of worship. Development at the Millbrook Business Area, and on the former Brickworks site at Farningham Road, has helped to provide for the employment needs of the expanding community.

5.3.2 Community facilities include:

- Beacon Surgery Beacon Road,
- The Saxonbury House Surgery Croft Road
- The Brook Health Centre Crowborough Hill
- Crowborough Community Centre
- Crowborough Household Waste Recycling Site
- Crowborough War Memorial Hospital
- Lloyds Bank
- Santander
- 13 recreation play spaces, playing pitches, teenage areas, outdoor gyms
- 5 places of worship
- 18 cafes / restaurants / tea rooms
- 17 takeaways
- 4 petrol / EV charging stations
- Several local and nationally recognised groups.

5.3.3 The town has 8 pre-school nurseries, a secondary school and 5 primary schools.

5.3.4 Employment provision includes:

- Beeches Road (0.179ha)
- Courtwell Business Park, Farningham Road (6.219ha)
- Lexden Lodge Industrial Estate, Crowborough Hill (2.377ha)
- Millbrook Industrial Estate, Millbrook Business Park, Sybron Way (9.372ha)
- Park Lane Industrial Estate, Park Road (1.486ha).

5.4 Environmental Designations

5.4.1 The High Weald National Landscape surrounds the town. Other environmental designations include:

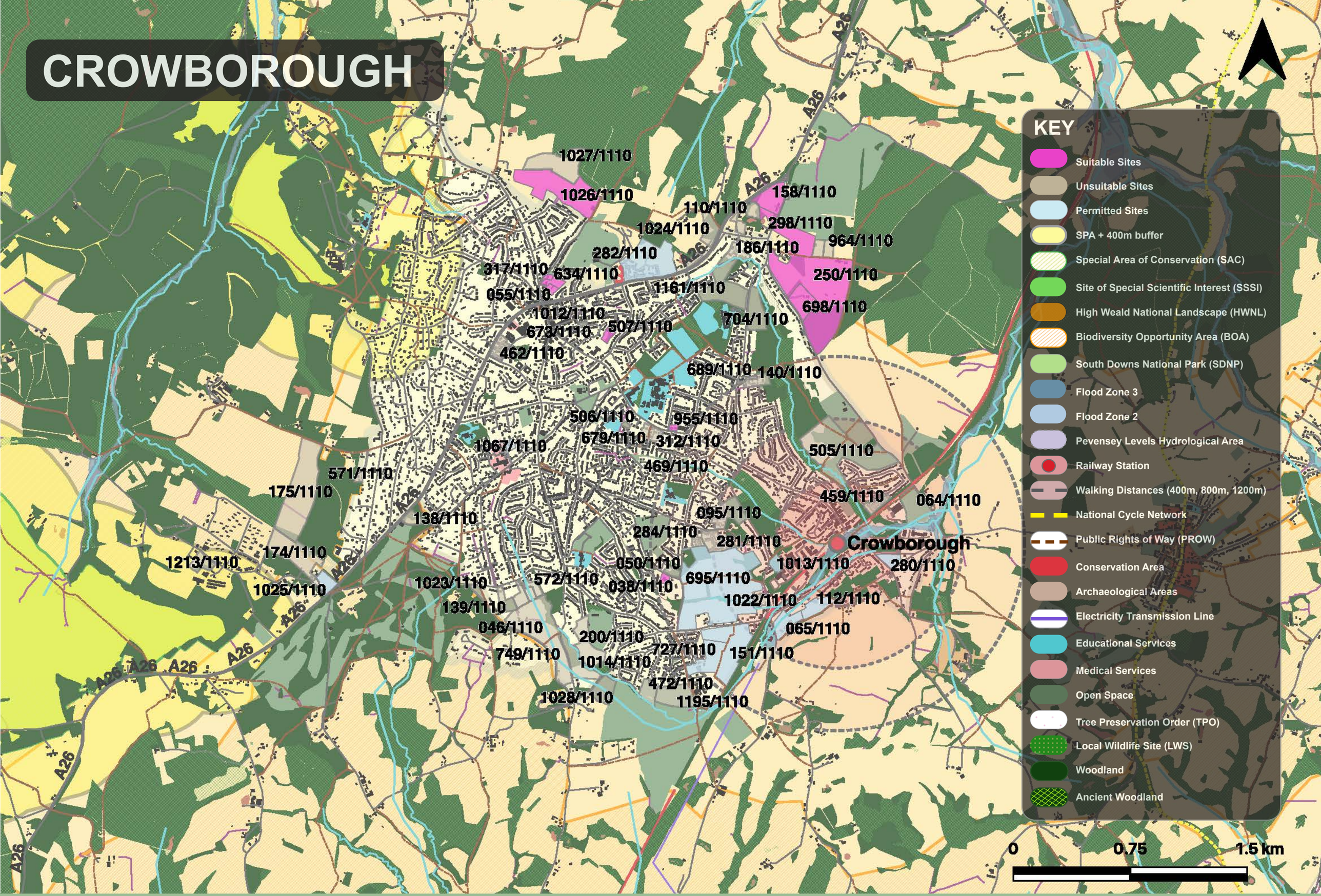
- Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area (to the west of town)
- Medway, Ouse, Rother Watershed Biodiversity Opportunity Area (to the east of town)
- Large areas of Ancient woodland scattered throughout the parish
- Small pockets of Ancient woodland within the east and south east of the town (Pellings Farm Shaw, School Shaw, Pellings Wood, Luxford Lane Shaw, Clay Pit, Crowborough Gill)

5.4.2 A small part of the town (around the junction with the A26 / London Road and the B2100 is within the Crowborough Conservation Area. The Conservation Area relates to the core area of late Victorian and early Edwardian development within the town around The Cross and south into the High Street.

5.4.3 Crowborough is notable for its association with Sir Arthur Conan Doyle who lived in the town from 1907 until his death in 1930 and from where he wrote many of his novels

5.4.4 There are several listed buildings around Chapel Green (War Memorials) and within the Conservation Area.

CROWBOROUGH



SITE ASSESSMENTS : CROWBOROUGH

CROWBOROUGH SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
038/1110	Kingswood, Luxford Lane, Crowborough	TN6 2PE	Crowborough	0.35	6 dwellings	Y	Y	-	-	Select
055/1110	Land at Coldrums and rear of Tyre Depot, London Road, Crowborough	TN6 2TT	Crowborough	0.39	40 dwellings includes sites 317/1110 and 634/1110	Y	Y	-	-	Select
158/1110	Land at Junction of Eridge Road and A26, Steel Cross, Crowborough	TN6	Crowborough	2.54	20 dwellings	N	N	N	N	Select
250/1110	Land at Steel Cross Farm, Green Lane, Crowborough	TN6 2XB	Crowborough	21.05	95 dwellings	Y	Y	-	-	Select
298/1110	Spring Cottage, Eridge Road, Crowborough	TN62XA	Crowborough	0.67	10 dwellings	N	N	P	Y	Select
317/1110	Willetts House, Pilmer Road, Crowborough	TN6 2UD	Crowborough	0.20	includes sites 055/1110 and 634/1110	Y	Y	-	-	Select
507/1110	Land at Millbrook Road, Crowborough	TN6 2RT	Crowborough	0.49	15 dwellings	Y	Y	-	-	Select
634/1110	Land at Pilmer House,London Road,Crowborough	TN6 2HZ	Crowborough	0.65	includes sites 055/1110 and 317/1110	Y	Y	-	-	Select
698/1110	Land at Byeways,Palesgate Lane,Crowborough	TN6 3HF	Crowborough	2.24	30 dwellings	Y	Y	-	-	Select
955/1110	Crowborough Police Station, Crowborough Hill, Crowborough				5 dwellings	N	N	P	Y	Select
1026/1110	Land at Beechenwood Farm, Crowborough	TN62UT	Crowborough	8.26	120 dwellings	N	N	P	P	Select

SITE ASSESSMENTS : CROWBOROUGH

5.5 SA of Site Allocations

CROWBOROUGH		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
038/1110	Kingswood, Luxford Lane, Crowborough																				
055/1110	Land at Coldrums & r/o Tyre Depot, London Road, Crowborough																				
158/1110	Land at Junction of Eridge Rd & A26, Steel Cross, Crowborough																				
200/1110	Land north of Stone Cross Road at Alderbrook, Crowborough																				
250/1110	Land at Steel Cross Farm, Green Lane, Crowborough																				
298/1110	Spring Cottage, Eridge Road, Crowborough																				
317/1110	Willetts House, Pilmer Road, Crowborough																				
507/1110	Land at Millbrook Road, Crowborough																				
634/1110	Land at Pilmer House,London Road,Crowborough																				
698/1110	Land at Byeways,Palesgate Lane,Crowboroug																				
955/1110	Crowborough Police Station, Crowborough Hill, Crowborough																				
1026/1110	Land at Beechenwood Farm, Crowborough																				

SITE ASSESSMENTS : CROWBOROUGH

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
038/1110	**SELECT**	The site is within a suitable and sustainable location for growth as development will be well integrated into the existing settlement and will have limited adverse landscape impact in terms of the wider setting. Access constraints can be mitigated with improvements to vehicle access along Luxford Lane and pedestrian and cycle access linked with Welland Close. The setting of Luxford House, which is a Grade II listed building will need to be considered within the design of the scheme. The site is not isolated from services and facilities, with achievable improvements to provide a pedestrian connection to the bus stop at Stone Cross Road.
055/1110	**SELECT**	The site is taken forward for allocation in combination with Sites 317/1110 and 634/1110. The site is situated within the built-up area near Crowborough's town centre and therefore has good access to local facilities and amenities, including a bus stop for public transport and the Crowborough Leisure Centre. The site is close to the Crowborough Conservation area to the south and the design of any scheme will need to consider the prtoection of its character and appearance. The site is within 7km of the Ashdown Forest SPA and will therefore require a Habitats Regulation Assessment. The existing access is narrow and unsuitable as a vehicle access for the development or widening due to conflicts with the junction for Pilner Road and London Road. A suitable vehicle access should be considered in combination with development of the SHELAA Sites 634/1110 and 317/1110.
158/1110	**SELECT**	The site is located at the northeastern fringe of Crowborough. The site lies within the High Weald National Landscape and within a part of Crowborough assessed as having moderate sensitivity to small scale residential development in the 2026 Landscape evidence base as a result of its enclosed nature. Limited frontage development along Eridge Road has been granted planning permission for 2 (net) dwellings, with a further planning application for 2 (net) dwellings behind this refused, and dismissed at appeal in November 2023, on the grounds of unacceptable harm to the countryside and landscape quality of the High Weald National Landscape, encroachment into the open countryside and the material alteration of the area's character. The surrounding area has however been subject to significant changes since, with large scale development granted permission on site 250/1110 on the opposite side of Eridge Road and to the south, providing some urbanizing context to this site. The site could provide circa 20 (net) dwellings and would contribute positively towards the district's identified need. The site is within walking distance of bus stops, with regular services into Crowborough, and has good footpath connectivity to them along Eridge Road/A265, giving good access to sustainable modes of transport. There is an existing vehicular access onto Eridge Road which would need improvements to make it suitable for intensification to address visibility issues.
250/1110	**SELECT**	The site is located on the periphery of Crowborough, which is considered a 'sustainable settlement' according to the settlement hierarchy and has a proposed development boundary. The site lies partially within and adjacent to the proposed development boundary. The size of the site, and taking account of the extant planning permission, will provide a significant contribution to the district's housing need including affordable housing provision. The site is within close proximity of public transport and pedestrian connectivity to bus stops will be achieved through the extant planning permission. It is acknowledged that the site is within the High Weald National Landscape which increases its sensitivity. This is, however, a flat site that is enclosed with limited views to the wider landscape and therefore limited impacts are expected on this objective. The site does therefore conform with the overall spatial strategy for development within Wealden as a whole.
298/1110	**SELECT**	The site is well enclosed by boundary vegetation, which would need to be retained and protected/enhanced, and has good access via footpaths to a regular bus service into Crowborough. Development could be considered appropriate for the natural growth of development along the A26, subject to suitable potentially reduced quantum and appropriate layout and design. Development would need to take account of the site's location within the High Weald National Landscape and mitigate any impacts on the Priority Habitat Deciduous Woodland in the west of the site.
317/1110	**SELECT**	The site is taken forward for allocation in combination with Sites 055/1110 and 634/1110 for a combined total of 28 (net). The site is situated within the built-up area near Crowborough's town centre and therefore has good access to local facilities and amenities, including a bus stop for public transport and the Crowborough Leisure Centre. The site is close to the Crowborough Conservation area to the south and the design of any scheme will need to consider the prtoection of its character and appearance. The site is within 7km of the Ashdown Forest SPA and will therefore require a Habitats Regulation Assessment. The existing access is narrow and unsuitable as a vehicle access for the development or widening due to conflicts with the junction for Pilner Road and London Road. A suitable vehicle access should be considered in combination with development of the SHELAA Sites 634/1110 and 055/1110. The existing access is suitable for pedestrians and cyclists.
507/1110	**SELECT**	The site benefits from close proximity to the existing services, facilities and public transport available within Crowborough and development will be well integrated into the existing settlement, having limited adverse landscape impacts in terms of its wider setting. The site as submitted would require a suitable vehicular and pedestrian access to be provided to the site via land to the south. The site's eastern boundary is covered by mature trees, which are subject to a group TPO and should be retained as part of any development scheme. Any development will need to be carefully designed to ensure it reflects the existing built form of the surrounding locality and protects existing/future residential amenity of occupiers nearby.
634/1110	**SELECT**	The site is taken forward for allocation in combination with Sites 055/1110 and 317/1110 for a combined total of 28 (net). The site is situated within the built-up area near Crowborough's town centre and therefore has good access to local facilities and amenities, including a bus stop for public transport and the Crowborough Leisure Centre. The site is close to the Crowborough Conservation area to the south and the design of any scheme will need to consider the prtoection of its character and appearance. The site is within 7km of the Ashdown Forest SPA and will therefore require a Habitats Regulation Assessment. The existing access is narrow and unsuitable as a vehicle access for the development or widening due to conflicts with the junction for Pilner Road and London Road. A suitable vehicle access should be considered in combination with development of the SHELAA Sites 055/1110 and 317/1110. The existing access is suitable for pedestrians and cyclists.
698/1110	**SELECT**	The site is taken forward for allocation but only for 30 (net) dwellings. The site is enclosed to the north and east by land at Steel Cross, which has been planning permission for 103 houses (WD/2022/0398/MRM). This provides the opportunity to gain access to this site and this would ideally be from the northeast of northwest boundary of the site. A full transport report would be necessary to measure the impacts of development on the highway network locally and to ensure connectivity with the town centre.
955/1110	**SELECT**	This is a brownfield site, centrally located within Crowborough. The police station itself is a non-designated heritage asset, and development must be appropriate and well designed with limited harm to the heritage asset. The demolition of the existing police station would not be supported. The site has the potential to be well integrated into the existing settlement close to services and facilities. Development would not be harmful to the wider landscape character of the area, and a suitable vehicular access already exists to the site.
1026/1110	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The development would make positive contribution to the District's housing need and the site is considered suitable for 120 dwellings. The site lies outside the development boundary of the settlement and has been identified as of moderate landscape sensitivity for residential development due to its location within the High Weald National Landscape, the elevated position of the site within the landscape and the wooded backdrop it provides to Crowborough's settlement edge. 1.79ha of green infrastructure is proposed which will have a positive impact but further details will be needed. The site has good pedestrian links, is within walking distance to High Street and the local services and facilities, and lies 3.4km to the north of Crowborough Railway Station, a 5 - 10 minute bus ride. Development should be located to the south of the site to minimise impacts on the landscape and the impact on Cooks Corner Farm historic farmstead. Mitigation is considered possible.



6 EAST HOATHLY & HALLAND

6.1 Parish Overview

6.1.1 East Hoathly is located approximately 4 miles south-east of Uckfield and 6.2 miles north-west of Hailsham. The village is located just east of the A22, within the Low Weald landscape. The village's slightly elevated position affords wide ranging views southwards to the South Downs National Park.

6.2 Transport

6.2.1 There is a regular daily bus service (Mon – Sat) to/from East Hoathly providing access to Uckfield, Tunbridge Wells, Brighton, Polegate, Hailsham and Eastbourne. The Stagecoach number 54 bus also runs between Uckfield and Polegate and has some evening services Mon - Fri. Uckfield railway station provides regular and direct trains to London.

- No railway station (nearest is Uckfield)
- Hourly bus service Mon-Sat with a journey time of approx. 22 mins to
- Uckfield (Stagecoach number 54).

6.3 Facilities and Services

6.3.1 The village itself has a number of services and facilities serving local residents including a primary school and nursery, doctor's surgery, church, pub, village hall and village shop. Uckfield is the nearest town centre in which a wider range of services and facilities can be accessed including the nearest secondary school and railway station.

6.3.2 There are no business areas or industrial/ commercial estates within the village.

6.3.3 Community facilities include:

- Post Office
- East Hoathly Village Store (open Mon-Fri 8am-6pm and sat 8am-1pm)
- East Hoathly Church
- East Hoathly Recreation Ground
- Kings Head Pub
- East Hoathly Village Hall
- East Hoathly Pavilion
- Café/tea room
- East Hoathly Nursery
- East Hoathly Church of England Primary School.

6.4 Environmental Designations

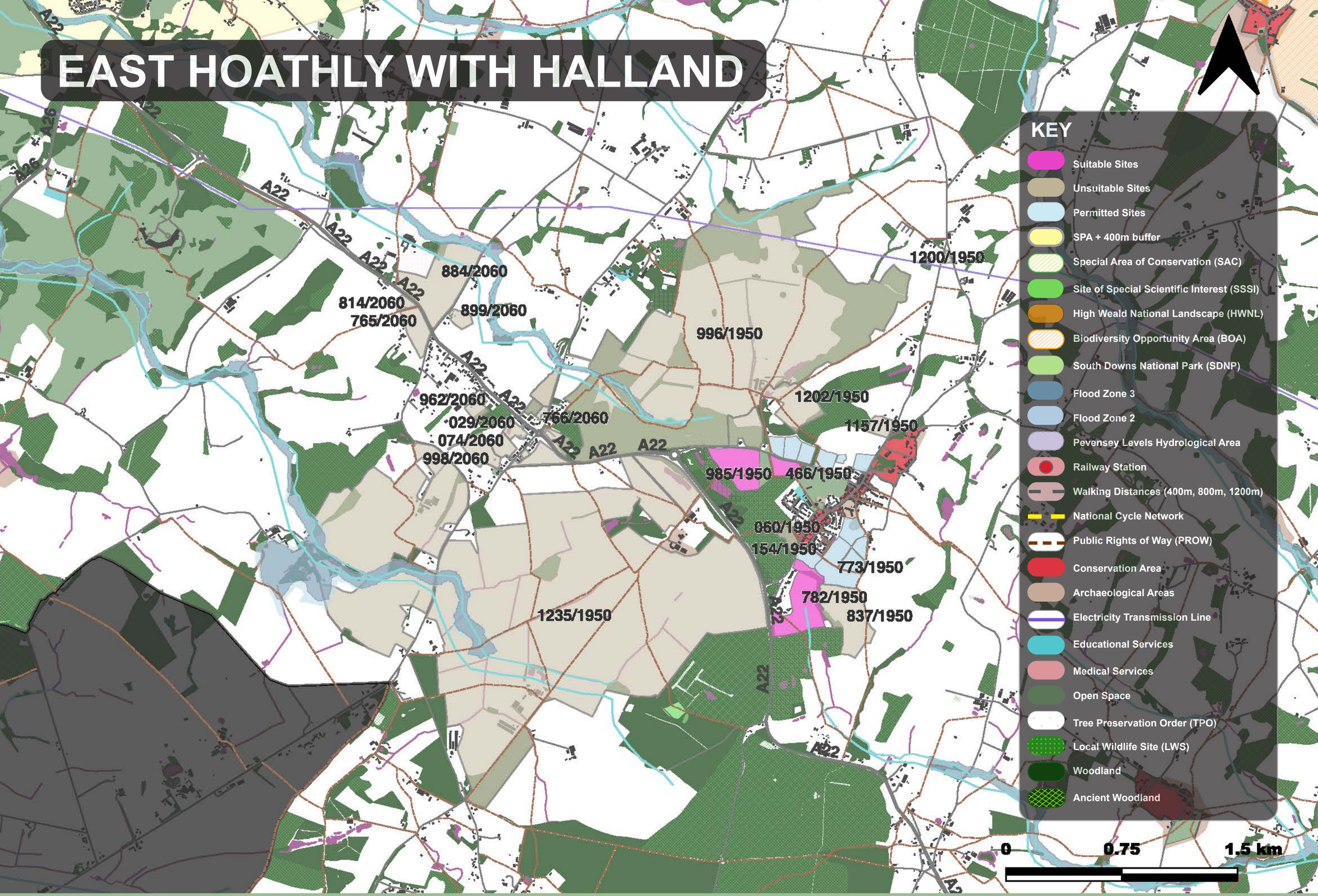
6.4.1 Environmental designations include:

- Moat Wood Ancient woodland to the east and south east of the village and adjoins the settlement edge.
- Bentley Wood and Alders Wood Ancient woodlands to the north of the village
- Ancient woodlands scattered throughout the parish.

6.4.2 East Hoathly has a historic interest with the village dating back to Anglo Saxon times and contains a number of Listed Buildings within its original linear settlement form and includes a designated Conservation Area. Post war development has taken place to the east and west of South Street and the High Street.

6.4.3 The Conservation Area covers the area along the High Street, Waldron Road and part of Graywood Road. There are 18 Listed buildings within the Conservation Area (17 Grade II and the Grade II* Parish Church).

EAST HOATHLY WITH HALLAND



SITE ASSESSMENTS : EAST HOATHLY & HALLAND

EAST HOATHLY & HALLAND SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
154/1950	Land off South Street, East Hoathly	BN8 6DS	East Hoathly	1.38	PP WD/2023/2516/MAJ for 17 dwellings WD/2025/0376/MAJ pending for 275 dwellings (with sites 773 and 985)	Y	Y	-	Y	Select
466/1950	Broomy Lodge Field, London Road, East Hoathly	BN8 6EL	East Hoathly	1.94	30 dwellings	Y	Y	-	Y	Select
773/1950	Land at Hesmonds Stud, East Hoathly	BN8 6QH	East Hoathly	16.10	176 dwellings under construction on northern parcels with 154/1950 and 985/1950 WD/2025/0376/MAJ pending for 275 dwellings	Y	Y	-	Y	Select
782/1950	Land east of South Street (Site A), East Hoathly	BN8 6DT	East Hoathly	9.72	30 dwellings (Total 85 dwellings). PP on part of site WD/2019/1674/mao and wd/2023/0633/MR for 55 dwellings.	Y	Y	-	Y	Select
985/1950	Harrison's, south of London Road, East Hoathly	BN8 6EJ	East Hoathly	6.67	150 dwellings with 154/1950 and 773/1950 WD/2025/0376/MAJ pending for 275 dwellings	Y	Y	-	Y	Select
996/1950	Hesmonds Stud, East Hoathly	BN8 6QH	East Hoathly	192.70	3000 dwellings	-	-	P	P	Reject
1225/3060	Briars, Church Lane, Laughton		Laughton	1.29	5 dwellings	-	-	-	-	Select
1235/1950	Land at Laughton Park Farm, Halland / East Hoathly	BN86BU	East Hoathly	324.00	4000 dwellings	-	-	P	P	Reject

SITE ASSESSMENTS : EAST HOATHLY & HALLAND

6.5 SA of Site Allocations

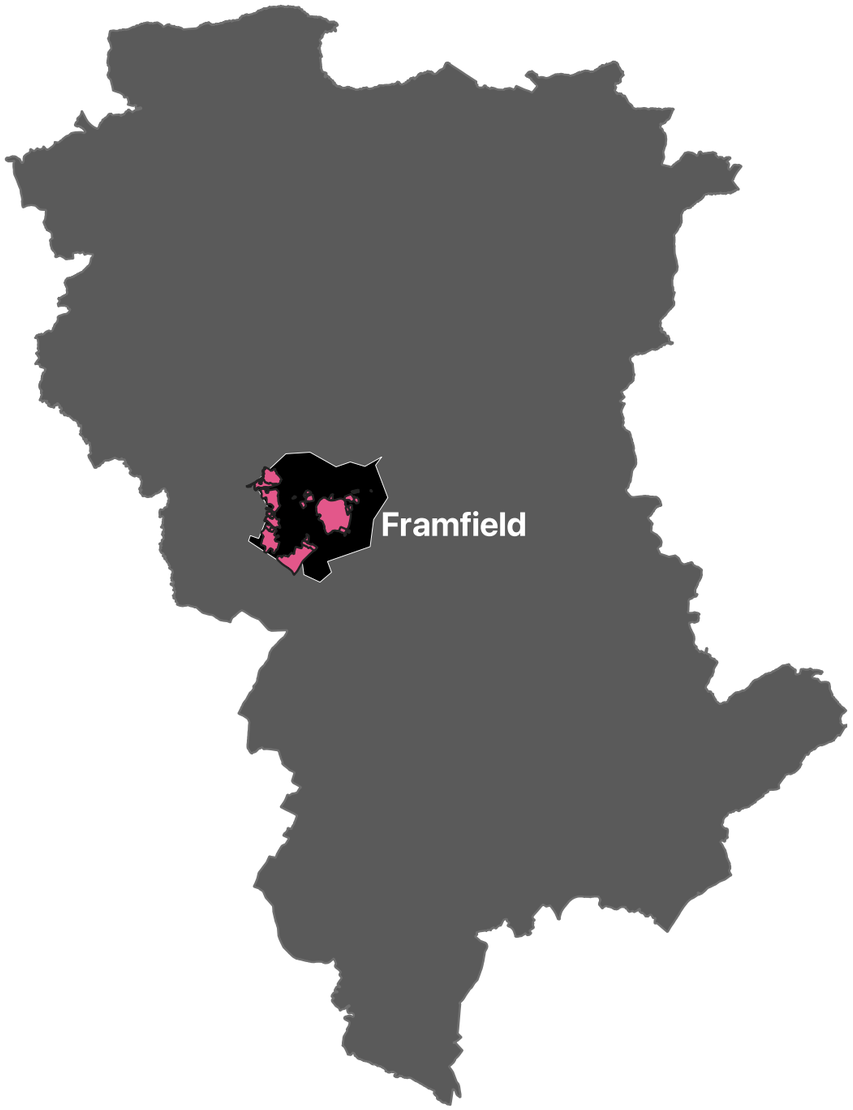
EAST HOATHLY & HALLAND

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
154/1950	Land off South Street, East Hoathly																				
466/1950	Broomy Lodge Field, London Road, East Hoathly																				
773/1950	Land at Hesmonds Stud, East Hoathly																				
782/1950	Land east of South Street (Site A), East Hoathly																				
985/1950	Harrison's, south of London Road, East Hoathly																				
996/1950	Hesmonds Stud, East Hoathly																				
1225/3060	Briars, Church Lane, Laughtony																				
1235/1950	Land at Laughton Park Farm, Halland / East Hoathly																				

SITE ASSESSMENTS : EAST HOATHLY & HALLAND

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
154/1950	**SELECT**	The site is selected for an allocation of 20 (net) dwellings. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to higher order sustainable settlements such as Hailsham and Uckfield. The site is well enclosed within the landscape, although any development would need to protect and enhance boundary vegetation and take into consideration the ancient woodland, TPO and priority habitat that surrounds the site to the south and west. The PRoW that traverses the site and the Conservation Area to the north east would also require consideration.
466/1950	**SELECT**	The site is selected for an allocation of 30 (net) dwellings. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to higher order sustainable settlements such as Hailsham and Uckfield. The site is well enclosed within the landscape, although any development will need to protect and enhance boundary vegetation and take into consideration the ancient woodland, TPO and priority habitat that surrounds the site to the south. The PRoW that traverse the site and the and Conservation Area to the south east will also require consideration.
773/1950	**SELECT**	The northern land parcel is not selected for allocation as it has already achieved planning permission for 205 (net) dwellings under planning reference WD/2022/0341/MAJ. The southern land parcel has been allocated for 170 (net) dwellings. The site conforms with the Spatial Strategy within reach via public transport of services and facilities. The site is integrated into the existing settlement, however, there will be some mitigation required as part of the design to lessen the impacts on the wider landscape. A new vehicular access will need to be provided from South Street. The development will need to take into the consideration the group TPO located adjacent to the site's western boundary and the risk of surface water flooding within the northern part of the site. The impact of development upon the PRoW network will need to be considered, which surrounds the site and the Conservation Area to the north west. The site may be impacted by odour from the East Hoathly Wastewater Treatment Works (WwTW) which lies near the south of the site. Further investigation may be required to determine whether there are archaeological remains present on the site, given the presence of an ANA.
782/1950	**SELECT**	The northern land parcel benefits from an extant reserved matters planning permission up to 55 (net) dwellings under planning reference WD/2019/1674/MAO. A reserved matters planning application pursuant to this outline is submitted under planning reference WD/2023/0633/MRM. The southern land parcel has been allocated for 30 (net) dwellings. The site is located adjacent the existing built form of East Hoathly, a 'sustainable settlement'. The site conforms with the Spatial Strategy within reach via public transport of services and facilities. The site is integrated into the existing settlement, however, there will be some mitigation required as part of the design to lessen the impacts on the wider landscape. A vehicular access will need to be provided via land with planning permission to the north or a new access onto South Street, The ancient woodland protected by a group TPO on the southern part of the site and the deciduous woodland adjacent the eastern boundary will also require the provision of a suitable buffer. The public right of way within the site will require retention and enhancement. Further investigation will be required regarding any potential odour mitigation given the presence of the WwTW to the south of the site.
985/1950	**SELECT**	The site is selected for an allocation of 150 (net) dwellings. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to higher order sustainable settlements such as Hailsham and Uckfield. The site is well enclosed within the landscape, although any development would need to protect and enhance boundary vegetation and take into consideration the ancient woodland, TPO and priority habitat that surrounds the site to the south and west. The public right of way network that crosses the site and the and Conservation Area to the south east will also require consideration.
996/1950	**REJECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The proposals are for c.3,000 homes and 23,500 of employment use, which will have a significant impact upon the landscape character and views of the area. The site is a substantial size, located between the small villages of East Hoathly and Halland, which will dwarf the existing linear settlements of Halland and East Hoathly, and result in major change to the character of the villages and rural area, including the perception of coalescence between the two settlements. The scale of the proposals would result in a substantial increase in the local population, which would add significant pressure on the existing facilities and services. Major upgrades to the current infrastructure will be needed to address transport as well as other infrastructure such as water/wastewater, education, health services and community facilities. A site of this scale and nature will be required to deliver a level of housing that will provide services and facilities to internalise trips to reduce car usage and / or provide sustainable transport solutions to link with other services, facilities and employment opportunities elsewhere to reduce reliance upon the car. Enhancements to the pedestrian/cycle network and new bus stops will be needed to reduce reliance on the private car. The development will also require an upgraded vehicular access from the B2192 to the west or the A22 to the south. The site is surrounded by priority habitat / ancient woodland and any access will require its removal, which would have a significant impact upon the achievability of the site. The scale of the proposed development, coupled with the constraints of the site and the impacts on the existing settlements, will result in an inappropriate development in this location, which would not be in conformity with the Spatial Strategy.
1225/3060	**SELECT**	The site is located to the south of the centre of Laughton, which is considered a 'sustainable settlement' according to the Council's Sustainable Settlement Strategy (2026). The site is assessed for the provision of 5 dwellings which would make a positive contribution to the district's identified housing need. The site is in a relatively sustainable location and is relatively close to services and facilities in Laughton including public transport. The site benefits from an existing footpath on the opposite side of Church Lane, albeit it is noted that the width can vary. Small-scale, low-density development to the northern part of the site would not be at odds with the existing settlement pattern here whilst addressing the matters which resulted in the recent refusal for the provision of 7 dwellings on the site under planning application WD/2025/2473/PIP.
1235/1950	**REJECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** An extensive site to the west of East Hoathly and to the southeast of Halland, the proposed development will dwarf the existing linear settlements and result in substantial change to the character of the villages and rural area, including the perception of coalescence between the two settlements. Approximately 925 dwellings are proposed in the Plan period out of a total proposal of c.4000. The site is identified as **'moderate-high landscape sensitivity**' for medium scale residential and commercial/industrial development. The scale of development will have a significantly detrimental impact upon the landscape and character of the area. There are many heritage sensitivities sitting within a largely well-preserved rural setting, with most development in the immediate area being historic villages that have only grown slightly in size during the twentieth century. There are several listed buildings in close proximity to the site, a scheduled monument at Mount Wood to the north, and a conservation area running through East Hoathly. The scale of the proposals would result in a substantial increase in the local population, which would add significant pressure on the existing facilities and services. Significant upgrades to the current infrastructure will be needed to address transport as well as other infrastructure such as water/wastewater, education, health services and community facilities. The site is not served by a railway station but is served by a bus route close to the site. A site of this scale and nature will be required to deliver a level of housing that will provide services and facilities to internalise trips to reduce car usage and / or provide sustainable transport solutions to link with other services, facilities and employment opportunities elsewhere to reduce reliance upon the car. The transport impact outside the District will need to be considered, particularly in relation to Earwigs corner at the end of the B2192 and A26 where they converge to the northeast of Lewes. The scale of the proposed development, coupled with the constraints of the site and impacts on the existing settlements will result in an inappropriate development in this location, which is not in conformity with the Spatial Strategy.

7 FRAMFIELD



7.1 Parish Overview

7.1.1 Framfield is located approximately 2 miles south east of Uckfield on the B2102 road and is primarily residential in character. The village is set within attractive countryside and has developed in a relatively compact form from an historic core.

7.1.2 The village is located on a ridge and surrounded by the attractive countryside of the Low Weald. On its western edge, the mature parkland setting of Framfield Place contributes to the rural setting of the village.

7.1.3 From the historic core the village has developed eastwards along the B2102 Uckfield to Blackboys Road, principally with frontage development. In contrast, the south of The Street and along Sandy Lane includes more recent estate development, the largest being at Beckets Way.

7.2 Transport

7.2.1 The village doesn't have a railway station and there is no designated cycle route or walking trail within the village.

7.2.2 The village is served by a limited bus service to Uckfield, which runs Mon – Sat with 5-6 services per day but no evening services. The bus service is the Compass Travel number 231 bus from Cade Street to Uckfield, which runs 6 days a week and has a journey time of 9 minutes to Uckfield.

7.3 Facilities and Services

7.3.1 Framfield has limited services and facilities but it has a primary school, pre-school/nursery, church, pub, community hall, recreation ground and allotments. The nearest retail services (convenience stores, supermarkets etc.) are located in Uckfield as well as the nearest secondary school, post office, pharmacy, dentist and doctor's surgery.

7.3.2 Community facilities include:

- St Thomas a Becket's Church
- Hare & Hounds pub
- Framfield Memorial Hall
- Palehouse Common Recreation Ground
- Framfield Recreation Ground
- Gatehouse Lane allotments
- Women's Institute (the WI)
- Framfield Church of England Pre-school and Primary School

7.3.3 Employment opportunities are provided at within the village at Squires Farm Industrial Estate, Easons Green as well as the Bell Lane, Bellbrook Industrial Estate and Ridgewood Industrial Park, New Road in Uckfield.

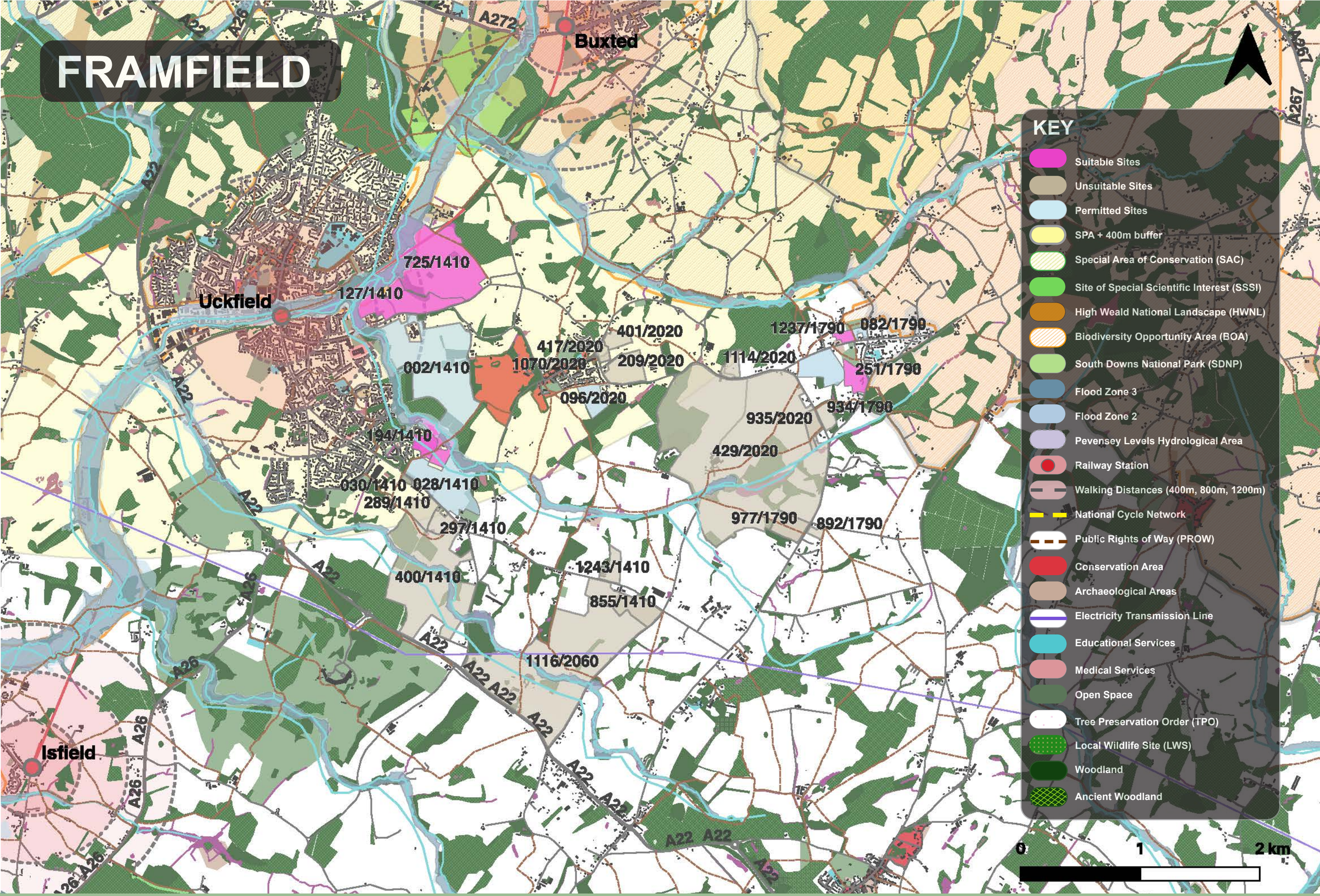
7.4 Environmental Designations

7.4.1 Environmental designations include:

- Ancient woodland scattered throughout the parish and several pockets within the village (Framfield Shaw and Hill Crest)

7.4.2 Framfield has an historic core centred on St Thomas-a-Becket Church and Church Approach. The special architectural and historic character of the area has been recognised by the designation of a Conservation Area. the village also contains 21 Grade II listed buildings and 2 Grade II* listed buildings.

FRAMFIELD


Buxted
Uckfield
Isfield
A272
A22
A26
A267
725/1410
127/1410
002/1410
401/2020
417/2020
1070/2020
209/2020
096/2020
1237/1790
082/1790
1114/2020
251/1790
934/1790
935/2020
429/2020
194/1410
030/1410
028/1410
289/1410
297/1410
400/1410
1243/1410
855/1410
977/1790
892/1790
1116/2060
KEY
Suitable Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
1
2 km

SITE ASSESSMENTS : FRAMFIELD

FRAMFIELD SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SA 2023	SA 18(1)	Site Review	SA 18(2)	SA 19
127/1410	Land at Bird In Eye (North), Bird In Eye Hill, Uckfield	TN22 5HA	Uckfield	22.46	c.215 dwellings	N	N	P	P	Select
194/1410	Land off Old Eastbourne Road, Uckfield	TN22 5QL	Uckfield	8.28	30 dwellings	Y	Y	-	-	Select
251/1790	Blackboys Inn and adjoining land, Lewes Road, Blackboys	TN22 5LG	Blackboys	4.02	9 dwellings	Y	Y	-	-	Select
400/1410	Land at High Cross Farm, Eastbourne Road, Uckfield	TN225QW	Uckfield	50.27	150 dwellings	N	N	P	P	Reject
725/1410	Land at Hempstead Lane, Uckfield	TN223DL	Uckfield	36.02	c. 300 dwellings	N	-	P	P	Select
1222/2020	Land north of Eastbourne Road	TN225GW	Uckfield	3 .00	45 dwellings	-	-	P	P	Select
1237/1790	Land Adjoining Old Mill House, Framfield Road, Blackboys	TN22 5LR	Blackboys	1.37	10 dwellings	-	-	P	Y	Select

7.5 SA of Site Allocations

FRAMFIELD

		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
127/1410	Land at Bird In Eye (North), Bird In Eye Hill, Uckfield																				
194/1410	Land off Old Eastbourne Road, Uckfield																				
251/1790	Blackboys Inn and adjoining land, Lewes Road, Blackboys																				
400/1410	Land at High Cross Farm, Eastbourne Road, Uckfield																				
725/1410	Land at Hempstead Lane, Uckfield																				
1222/2020	Land north of Eastbourne Road																				
1237/1790	Land Adjoining Old Mill House, Framfield Road, Blackboys																				

SITE ASSESSMENTS : FRAMFIELD

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
127/1410	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The site is located to the east of Uckfield, predominantly lying between the River Uck and Hempstead Lane. The proposals include the provision of c. 215 dwellings, which will make a positive contribution to the District's housing need. The site has a high level of biodiversity and green infrastructure value that could be adversely affected by development. Mitigation measures will need to be identified as part of any detailed design. The site is considered to be of moderate landscape sensitivity within the Landscape Sensitivity Assessment 2023. The current vehicular access will need to be upgraded or a new vehicle access could be provided. Further off-site works or traffic management measures may also be required to Framfield Road to ease traffic movements to and from the town centre. There is currently no pedestrian access to the site and the provision of a suitable pedestrian access/cycle link will be needed. A northern footpath connection toward Roman Way, and /or up to the boundary of the public open space owned by the Town Council is possible. The site is close to the facilities and services of Uckfield, including the Railway Station (within 1200m) and the existing regular bus service to the town from Uckfield Hospital. The proposal is in conformity with the Spatial Strategy as it is in close proximity to Uckfield a Type 1 settlement. Mitigation for the impacts identified is considered achievable.
194/1410	**SELECT**	The site is considered unsuitable for 100 units, it may be possible to consider it for a smaller number of units, if the issues of access etc can be resolved. This is because the field in the southern part of the site is outside of the Flood Zone 3, better enclosed from wider views by treelines along its border and is situated within the proposed development boundary for Uckfield. Therefore, conforming with the overall Spatial Strategy for development within Wealden.
251/1790	**SELECT**	The site has been selected for allocation of the development of 9 (net) dwellings along the frontage of the site as it would be a continuation of the existing linear residential built form. However, development of the entire site would be out of keeping with the rural landscape. The development would need to consider highways improvements for a new vehicular access onto School Lane, the setting of listed buildings in this location, as well as the impact on the landscape would be needed.
400/1410	**POSSIBLE**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** Development is proposed for c. 450 dwellings, which would contribute to a substantial southern expansion of Uckfield. The north and north west of the site is considered unsuitable for development owing to landscape constraints, resulting in a smaller, more constrained site to the south. There is a significant concentration of ancient woodland within and immediately adjacent to the site. Development must be set back from all ancient woodland with appropriate buffer zones, and the Ridgewood Stream corridor and associated Flood Zones must be kept free of development. The Landscape Sensitivity Assessment 2026 considers that development should therefore be restricted to the southern part of the site, to minimise impacts, which would result in a site that does not form a natural expansion to the main settlement, is difficult to access and is more than 30 minutes walk from the settlements services and facilities. The existing character and function of the site as open countrysid also provides a rural gap between Uckfield and Little Horsted, which would be lost. The developer considers that the site should be considered with the site to the north for 90 dwellings **WD/2023/0930/MRM** in relation to viability. Only the southern part of the site is considered suitable for development, which removes the rationale to consider the sites as a whole and it is therefore likely that the site will not be viable in isolation. The smaller southern area of the site would remove the potential to provide the necessary facilities and access to enable a 20 minute neighbourhood. The site is therefore not in conformity with the Spatial Strategy.
725/1410	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The site is located to the east of Uckfield, predominantly lying between the River Uck and Hempstead Lane. The proposals include the provision of c. 300 dwellings, as Phase 2 to the adjacent site (127/1410), which will make a positive contribution to the District's housing need. The site has a high level of biodiversity and green infrastructure value that could be adversely affected by development. Mitigation measures will need to be identified as part of any detailed design. The site is considered to be of moderate landscape sensitivity within the Landscape Sensitivity Assessment 2023. The current vehicular access will need to be upgraded or a new vehicle access could be provided. Further off-site works or traffic management measures may also be required to Framfield Road to ease traffic movements to and from the town centre. There is currently no pedestrian access to the site and the provision of a suitable pedestrian access/cycle link will be needed. A northern footpath connection toward Roman Way, and /or up to the boundary of the public open space owned by the Town Council is possible. The site is close to Uckfield and the town's facilities and services, including the Railway Station (within 1200-1600m), although bisected by the railway line, as well as the existing regular bus service to the town from Uckfield Hospital. A full transport assessment will be needed to identify specific mitigation measures. The proposal is in conformity with the Spatial Strategy as it is in close proximity to Uckfield a Type 1 settlement. Mitigation for the impacts identified is considered achievable.
1222/2020	**SELECT**	The site lies north of Eastbourne Road, adjacent to existing and proposed housing and has moderate landscape sensitivity due to the balance between higher sensitivity features (historic field pattern, mature woodland and wooded backdrop to Uckfield) and the presence of modern agricultural development, the proximity of Eastbourne Road and the visual enclosure afforded to the site from the boundary vegetation. The site does not have an existing suitable vehicular access to the highway network or pedestrian connectivity, and would rely on access through neighbouring sites, which has not yet shown to be achievable. the allocation has been reduced from 60 to 45 dwellings to reflect updated flood risk.
1237/1790	**SELECT**	The site occupies a central location within Blackboys, north of the B2102, and is adjoined by housing as well as being close to bus stops and a footway linking to the village services and facilities. Mature hedgerows define the site boundaries and should be retained and enhanced to support biodiversity, the green infrastructure network and mitigate landscape effects. With appropriate layout and mitigation, the site could form a well-integrated village extension.



8 FRANT

8.1 Parish Overview

8.1.1 Frant is a small village located within the High Weald National Landscape (HWNL), located approx. 2.5 miles south of Tunbridge Wells, 4.4 miles north-west of Wadhurst and 6.9 miles north east of Crowborough. The village lies in an elevated ridge-top position, which affords extensive views across the surrounding countryside. The majority of the village is located to the east of the A267 road, but also includes some buildings fronting onto the west side of the road.

8.2 Transport

8.2.1 Whilst Frant doesn't have a railway station, the nearest is 1.5 miles away at Bells Yew Green (Frant Station), which provides direct services to London and Hastings.

8.2.2 The village is well served by an hourly and half hourly bus service Mon – Sun (with evening services) to/ from Tunbridge Wells, with a journey time of approx. 7 mins. The bus service is provided by Stagecoach bus numbers 251 and 252 (Tunbridge Wells to Heathfield, with stops at Mayfield, Rotherfield and Heathfield) and the 254 (Tunbridge Wells to Hurst Green, with a stop at Wadhurst).

8.3 Facilities and Services

8.3.1 The village has limited facilities and services. In addition to the church, amenities include two pubs, a primary school, convenience store and Post Office. A wider range and choice of services and facilities, including shops, supermarkets and medical facilities are available in Tunbridge Wells and Crowborough. Wadhurst also provides access to a doctor's surgery.

8.3.2 Community facilities include:

- Post Office
- St Alban's Church
- Abergavenny Arms Hotel
- Frant Memorial Hall The Stables, Church Lane
- Frant Village Green & Parish football field
- Café at Frant Stores
- Frant Church of England Primary School

8.3.3 Education There are no business or industrial areas in the village.

8.4 Environmental Designations

8.4.1 The entire village is washed over by the HWNL. Other Environmental designations include:

- Eridge and Broadwater BOA to the west of the village
- Ancient woodland scattered throughout the parish
- Frant Shaw Ancient woodland close to eastern edge of village
- Erigde Park to the west of the village

8.4.2 The historic core of the village is centred around the church of St. Alban, the High Street and the village green. There are 40 Grade II listed buildings in the village and, in recognition of its special architectural and historic character; the majority of the settlement is a designated Conservation Area.

FRANT

Tunbridge Wells

High Rocks Halt

729/1610
504/1610
1201-1610
651/1610
818/1610
1077/1610
446/1610
444/1610
1108/1610
979/1610
478/1630
479/1630
477/1630
1162/1610
1149/1610
1190/1610
796/1610
748/1750
402/1750
411/1750
Frant
937/1750
396/1750
1142/1750
947/1750
427/1750
630/1630
631/1630
599/2030
1215/1750
581/2030
733/2030
455/2030
1076/1750
1242/1960
409/2030
738/2030
586/2030

A26
A267

KEY

- Suitable Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 0.75 1.5 km

SITE ASSESSMENTS : FRANT

FRANT SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
063/1610	Land at Benhall Mill Road, Tunbridge Wells	TN2 5JH	Tunbridge Wells	4.13	30 dwellings	Y	Y	-	-	Select
126/1610	Land to the east of Benhall Mill Road, Tunbridge Wells	TN2 5JW	Tunbridge Wells	6.11	120 dwellings (application WD/2017/0143/ MAJ withdrawn)	-	-	P	Y	Select
443/1610	Strawberry Hill Farm,Eridge Road,Tunbridge Wells	TN3 9EX	Tunbridge Wells	2.97	35 dwellings (PP for 4 dwellings WD/2021/0391/F)	N	N	P	?	Select
651/1610	Land at Bayham Road, Tunbridge Wells	TN2 5HU	Tunbridge Wells	3 .80	60 dwellings (see 755/1610)	Y	Y	-	-	Select
729/1610	Land at Ramslye Farm (Spratsbrook Farm),Tunbridge Wells	TN48HT	Tunbridge Wells	39.69	300 dwellings	N	N	P		Possible
748/1750	Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green	TN3 9BJ	Bells Yew green	1.31	20 dwellings	Y	Y	-	-	Select
755/1610	Land off Bayham Road, Tunbridge Wells (combined with 1201/1610)	TN2 5HU	Tunbridge Wells	5.05	100 dwellings	Y	Y	-	-	Select
979/1610	Pinewood Farm, Frant Road, Tunbridge Wells	TN3 9HB	Tunbridge Wells	21.04	120 dwellings (see 1077/1610)	Y	Y	P	Y	Select
1077/1610	Land lying to the west side of Frant Road, Tunbridge Wells	TN3 9HB	Tunbridge Wells	3 .73	70 dwellings (see 979/1610)	Y	Y	-	-	Select
1201/1610	Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells (combined with 755/1610)	TN2 5GY	Tunbridge Wells	8.66	50 dwellings	N	N	P	P	Select

SITE ASSESSMENTS : FRANT

8.5 SA of Site Allocations

FRANT

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
063/1610	Land at Benhall Mill Road, Tunbridge Wells																				
126/1610	Land to the east of Benhall Mill Road, Tunbridge Wells																				
443/1610	Strawberry Hill Farm,Eridge Road,Tunbridge Wells																				
651/1610	Land at Bayham Road, Tunbridge Wells																				
729/1610	Land at Ramslye Farm (Spratsbrook Farm),Tunbridge Wells																				
748/1750	Land between Court Lodge & BYGIE, Bells Yew Green																				
755/1610	Tunbridge Wells Rugby Club & Chase Farm																				
979/1610	Pinewood Farm, Frant Road																				
1077/1610	Land lying to the west side of Frant Road, Tunbridge Wells																				
1201/1610	Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Rd																				

SITE ASSESSMENTS : FRANT

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
063/1610	**SELECT**	The site is selected for an allocation of 30 (net) dwellings, reduced from 60 to reflect updated position from promoter. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to a high order settlement (Tunbridge Wells). The site is well enclosed within the landscape, although some landscape mitigation will be required as part of any development. The development of the site will have some impact on biodiversity, given the site's classification as local wildlife site and priority habitat within the site, however, BNG as part of development will mitigate some of this impact. The development will require a new vehicular access onto Benhall Mill Road. Yield reduced from 60 dwellings to 30 to reflect updated position from promoter.
126/1610	**SELECT**	The site is in a sustainable location with existing vehicular access, which will require improvement and upgrading, and pedestrian access via footpaths along Benhall Mill Road. The site is also well enclosed within the landscape and development will be screened but also seen in the context of existing residential development to the south and east of the site. The removal of the onsite habitat and potential impacts on biodiversity and the LWS immediately to the north will require investigation and suitable mitigation but it is noted that all development must provide a minimum of 10% BNG which will have a positive impact.
443/1610	**SELECT**	The site is visually and functionally separated from Tunbridge Wells and occupies a visually prominent location in the High Weald National Landscape. Development of the site in isolation would likely have a negative landscape impact in the wider context of the landscape and surroundings of the town. Development of this scale would require a new/upgraded vehicular access from Eridge Road and the extension and improvement of existing pedestrian footpaths along Eridge Road, which cannot be achieved in isolation. If the site were to come forward alongside wider development in the locality this would alter the character and appearance of the landscape and street scene to such a degree as to enable this site to potentially come forward, effectively creating an extension of the built form of Tunbridge Wells further south, either side of the A26, to create a new approach into the town itself. the yields has been reduced from 50 to 35 to reflect the landscape evidence.
651/1610	**SELECT**	The site is selected for an allocation of 60 (net) dwellings. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to a high order settlement (Tunbridge Wells). The site is well enclosed within the landscape, although some landscape mitigation would be required as part of any development, to limit the impacts of development upon the High Weald National Landscape that the site sits within. The development of the site will be required to provide a new vehicular access to the site and pedestrian connectivity to Tunbridge Wells via the creation of new pedestrian footpaths. The site is also located within a groundwater source protection zone, which will require further investigation.
729/1610	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The proposals include the provision of up to 580 dwellings, including 35% affordable housing and a mix of types and tenures but the site is only considered suitable for c.300 dwellings, which would make a positive contribution to the District's housing need. An additional 120 (net) homes have also been allocated in Tunbridge Wells Local Plan. The site is located close to the built form of Tunbridge Wells to the north, however, it also shares a visual relationship with the High Weald National Landscape (HWNL) to the south. The site lies almost wholly within the HWNL in Wealden District. Developing this site will introduce significant built form into a largely rural area. The Landscape Sensitivity Assessment 2026 states that the site is of moderate to high sensitivity for accommodating residential development, being more sensitive the further south it is situated (away from the existing settlement). The presence of modern farm buildings and field amalgamation; visual enclosure by woodland and hedgerows; and proximity to Tunbridge Wells and the busy A26 reduce the sensitivity. The potential impacts would be less within the northern parts of the main parcel of the site. Whilst there are several features present that contribute to the core character components of the HWNL their expression is somewhat affected by the large scale, arable landscape, which has evidently undergone human intervention in the form of intensive arable cultivation, including the amalgamation of fields. The proposed scheme is seeking to deliver attractive and publicly accessible green space on 60% of the site together with retaining and enhancing trees and hedgerows within the site. This includes the provision of a SANGS. Bus stops are located adjacent to the site which provide a frequent service to Tunbridge Wells. Tunbridge Wells Railway Station lies approx. 1.8 km to the north-east of the site. The site is within walking distance of the significant services and facilities available within Tunbridge Wells. The quantum of development in this area has been reduced to take into account the cumulative effects on the landscape and effects of population growth. The proposals are therefore considered to be in conformity with the Spatial Strategy.
748/1750	**SELECT**	The site is selected for an allocation of 20 (net) dwellings. The site is within a sustainable location for growth, close to existing services and facilities in Bells Yew Green and benefits from public transport access to Tunbridge Wells. The site is well enclosed within the landscape, although significant landscape enhancement will be required as part of any development, to limit the impacts of development upon the High Weald National Landscape that the site sits within. The development will require the creation of a new vehicular access and improvements to pedestrian links to Bells Yew Green. The development must also take into consideration ancient woodland (Rushlye Wood) located on the eastern boundary of the site, which is also priority habitat deciduous woodland and is partially protected by group TPO 32,198.

SITE ASSESSMENTS : FRANT

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
755/1610 Combined with 1201/1610	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The proposed development is for c.100 homes, which will make a positive contribution to the District's housing need, adjacent to a sustainable settlement (Tunbridge Wells) and its services and facilities. Whilst the site is located within Frant Parish, it has a stronger relationship to the settlement of Tunbridge Wells, which is closer to the site. The site is located within the HWNL. The Landscape Sensitivity Assessment 2026 classifies the site as moderate to high sensitivity to development. The surrounding woodland, trees and hedgerows enclose the site and limit visibility from the surrounding landscape including from the nearby residential properties along the settlement edge, particularly for the north-east of site. Development should be located to the north of the site to relate better to the existing settlement pattern. The mature tree screening to all sides, would need to be retained and reinforced, particularly to the south and east where longer views are possible. The proposals indicate that these mitigation measures would be included within the design of the scheme. The site is in conformity with the Spatial Strategy, within walking distance of the services and facilities of Tunbridge Wells, although the town lies outside the administrative boundary of WDC.
979/1610	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The proposals are for 690 (net) dwellings on 75% of the developable area at a density of 40 dph, however, it is considered that the site would only be suitable for **c.120 dwellings** to the north and west of the site, which will make a positive contribution to the District's housing need, located adjacent to a sustainable settlement (Tunbridge Wells) to the north and its facilities and services. Whilst the site is located within Frant Parish, it has a stronger relationship to the settlement of Tunbridge Wells, which is closer to the site. The site is also contained within and shares a visual relationship with the High Weald National landscape to the south. Long views to and from the site is limited by the largely enclosed nature of the site. The site lies wholly within the HWNL. The Landscape Sensitivity Assessment 2026 identifies the site as having moderate to high sensitivity to residential development as the site is part of the rolling ridges of the HWNL and contains pastoral fields enclosed by ancient and priority habitat woodland. However, the northern part of the site is well screened by mature tree lines to the north of the site and development within this part of the site would be relatively well contained / screened in this area, particularly in conjunction with SHELAA site **1077/1610**. The southern part of the site, particularly to the south of the existing farm complex, is more prominent within the landscape and development here is not recommended as it would have a high impact on the wider landscape of the HWNL. Development within the northern parts of the site, however, would have a lesser impact upon the landscape, subject to suitable mitigation measures proposed as part of any scheme, including the retention of boundary vegetation. The quantum of development in this area has been reduced to take into account the cumulative effects on the landscape and effects of population growth. The proposed quantum of development has therefore been reduced to c.120 homes, which is to be located to the north of the site to minimise impact on the HWNL. The site is in conformity with the Spatial Strategy, within walking distance of the services and facilities of Tunbridge Wells, although the town lies outside the administrative boundary of WDC.
1077/1610	**SELECT**	The site is selected for allocation for 70 (net) dwellings, reduced from 90 to reflect the landscape evidence. The site is within a sustainable location for growth, close to existing services and facilities and benefits from public transport access to Tunbridge Wells Town Centre. The site is located within the High Weald National Landscape; however, the site is well enclosed within the landscape by existing landscape buffering and relates visually and functionally to Tunbridge Wells. The development would require landscape buffering to further enclose the site within the landscape. The development will require the creation of a new vehicular access to the A267 and improved to existing pedestrian footpaths. The development will be required to provide significant biodiversity enhancements, taking into consideration the sites close proximity to priority habitat deciduous woodland and a BOA, and provide mitigation to the priority habitat deciduous woodland located to the west of the site, which slightly encroaches into the site's boundaries. Development will also be required to take into consideration neighbouring residential amenity.
1201/1610 Combined with 755/1610	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The proposal is for c. 240 (net) dwellings on a 8.66ha site formed mostly of playing pitches and facilities associated with Tunbridge Wells Rugby Club. Development would include the redevelopment of the existing sports pavilion and improvements to existing sports facilities within the northern part of the site but is only considered suitable for **c.50 homes** in northern part of site. The development will make a positive contribution to the District's housing need, adjacent to a sustainable settlement (Tunbridge Wells) and its services and facilities. Whilst the site is located within Frant Parish, it has a stronger relationship to the settlement of Tunbridge Wells, which is closer to the site. The northern part of the site (sports pavilion and cricket pitch) is located outside of the High Weald NL. The remaining southern part of the site is located within the HWNL. The Landscape Sensitivity Assessment 2026 identifies this area to be of moderate to high landscape sensitivity to residential development. However, the presence of modern farm buildings and some areas of field amalgamation, enclosure by woodland, relatively few known historic features and proximity to Tunbridge Wells reduce sensitivity. Overall, it is considered that the northern parcel of the site has a lower sensitivity than the assessment unit as a whole and is considered to be of low-moderate sensitivity to small scale residential development due to its use as sports pitches and associated human activity, which is not characteristic of the wider area or the HWNL as a whole. Development of the northern parcel of the site is therefore judged to have a low impact on the landscape and visual qualities/features that define the HWNL. The site is in conformity with the Spatial Strategy, within walking distance of the services and facilities of Tunbridge Wells, although the town lies outside the administrative boundary of WDC.



9 HAILSHAM

9.1 Parish Overview

9.1.1 Hailsham is the largest settlement in the southern half of the District, located about 6 miles north of Eastbourne, between the middle reaches of the Cuckmere River to the west and the Pevensey Levels to the east, with the extensive Wilmington Wood reaching to the town's edge in the south.

9.1.2 In terms of local environment, the town is dominated by the Pevensey Levels. This low lying land, with a number of very important environmental designations associated with its wetland habitat, abuts the town and allows long views to the ridgeline and landmark features such as the Herstmonceux. To the south of the town there are views towards the South Downs National Park.

9.2 Transport

9.2.1 The town does not have a railway station, the nearest is Polegate approx. 3.7 miles to the south and an 8 minute journey. The town is very well served by a number of bus routes providing access to Eastbourne, Polegate, Bexhill, Hastings, Heathfield and beyond.

9.2.2 The town is on the Cuckoo Trail designated cycle route / walking trail.

9.3 Facilities and Services

9.3.1 Hailsham has been an established market town since 1252 and still retains its historic core around the market square and St Mary's Church. The town has experienced considerable growth however over the years, with significant residential estate development in all directions around the town.

9.3.2 Hailsham serves as a local employment centre, providing a range of jobs in manufacturing and services, and also as a shopping and leisure destination for the residents of both Hailsham itself and the surrounding rural area, providing a wide range of services and facilities.

9.3.3 Community facilities include:

- Leisure Centre
- Post office
- Halifax Bank
- Lloyds Bank
- Nationwide Building Society
- Weatherspoons pub
- Number of restaurants and cafes
- Hailsham Civic Community Hall
- Rotary Chamber Of Commerce
- Women's Institute (the WI)
- Scouts/Guides
- Burfield Academy primary school
- Grovelands Community Primary School
- Hawkes Farm Primary School
- Hellingly Community Primary School
- Phoenix Academy primary school
- White House Academy primary school
- Hailsham Community College (secondary school

9.3.4 Employment provision includes:

- Diplocks Way Industrial Estate, Hailsham, BN27 3JF
- Hackhurst Lane Industrial Estate and Swallow Business Park, Diamond Drive, Lower Dicker
- Station Road Industrial Estate
- Old Swan Lane Business Park, Old Swan Lane.

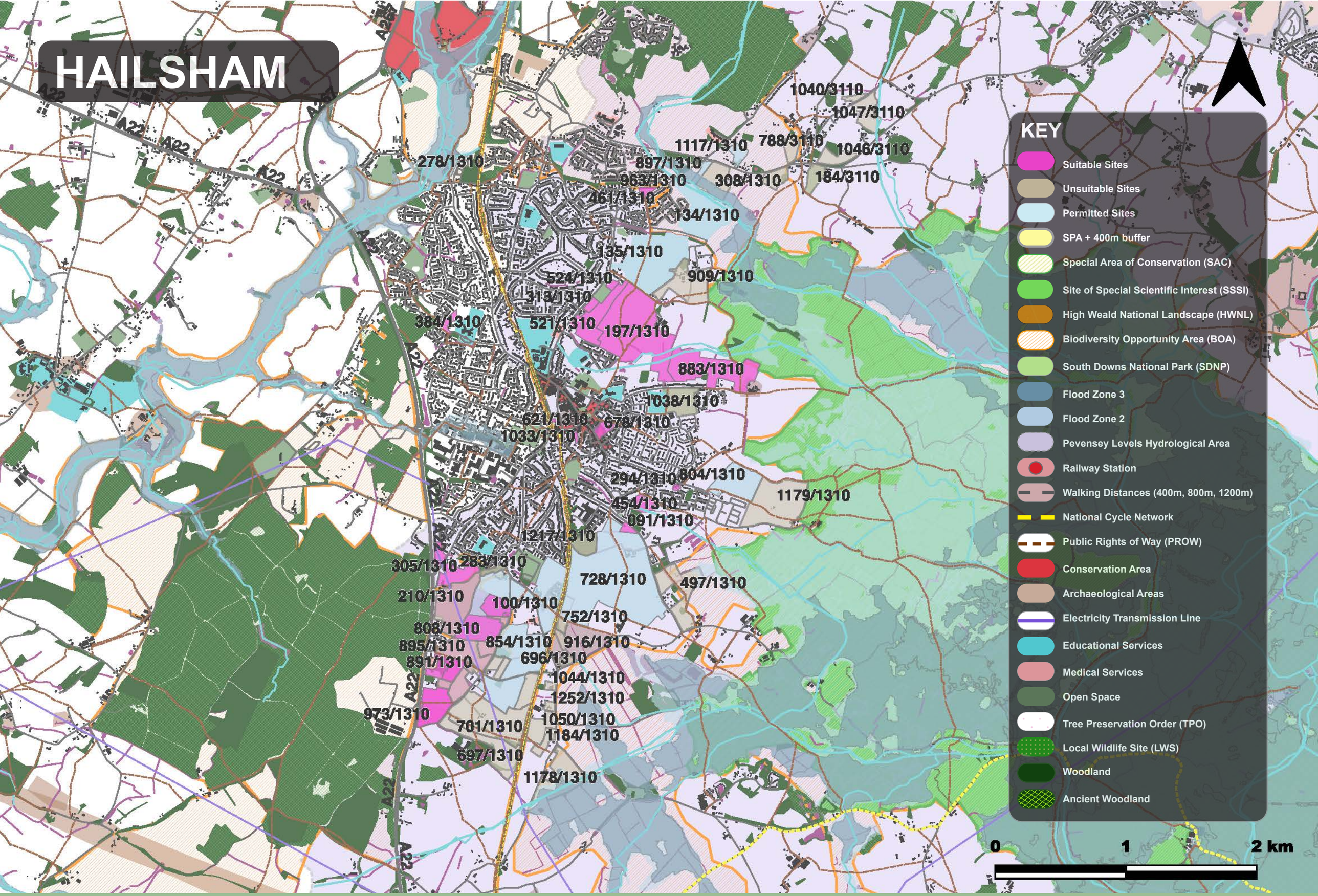
9.4 Environmental Designations

9.4.1 Pevensey Levels SSSI, SAC and Ramsar site lies to the east of the town, in close proximity but not adjoining the settlement edge. Other environmental designations include:

- Ancient woodland scattered throughout the parish
- Small pockets of ancient woodland within the town to the west and south (Tile Hurst 2, Bolney's Wood (part of a large expanse to the west of the town), Poultry Houses Shaw)
- Pevensey Levels BOA (to the east and south of the town, in close proximity but not adjoining the settlement edge)
- Wilmington Woodlands Watershed BOA (to the west and south west of the town, on other side of the A22)

9.4.2 The town includes a Conservation Area (centred on The High Street, Vicarage Road and South Street) as well as 29 Grade II listed buildings, 2 Grade II* listed buildings, and 1 Grade I listed building within the Conservation Area.

HAILSHAM


A22
A27
1040/3110
1047/3110
1117/1310
788/3110
1046/3110
278/1310
897/1310
963/1310
308/1310
184/3110
461/1310
134/1310
135/1310
524/1310
909/1310
313/1310
384/1310
521/1310
197/1310
883/1310
1038/1310
521/1310
678/1310
1033/1310
294/1310
804/1310
1179/1310
454/1310
091/1310
1217/1310
305/1310
283/1310
728/1310
497/1310
210/1310
100/1310
752/1310
808/1310
895/1310
854/1310
916/1310
891/1310
696/1310
1044/1310
1252/1310
973/1310
1050/1310
701/1310
1184/1310
697/1310
1178/1310
KEY
Suitable Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
1
2 km

SITE ASSESSMENTS : HAILSHAM

HAILSHAM SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
091/1310	Wellfield,154-156 StationRoad, Hailsham	BN27	Hailsham		9 dwellings	N	N	P	Y	Select
197/1310	Land east of Battle Road, Harebeating Lane, Hailsham	BN27	Hailsham		c.300 dwellings	-	Y	-	-	Select
294/1310	Hamlins Mill, Mill Road, Hailsham	BN27 2HY	Hailsham	0.24	6 dwellings	Y	Y	-	-	Select
305/1310	Bolneys Farm, South Road, Hailsham	BN27 3NU	Hailsham	3 .57	60 dwellings	Y	Y	-	-	Select
313/1310	Land adjacent Pattenden Farm.Battle Road, Hailsham	BN271DY	Hailsham	0.69	100 dwellings in combination with site 521/1310	Y	Y	-	-	Select
384/1310	Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham	BN27 3UD	Hailsham	1.10	40 dwellings	Y	Y	-	-	Select
454/1310	Land south of Howard Close, Hailsham	BN27 2DF	Hailsham	1.80	40 dwellings (PA WD/2024/0342/MAO pending)	Y	Y	-	-	Select
461/1310	Amberstone Council Depot, Amberstone, Hailsham	BN271PH	Hailsham	0.58	15 dwellings	Y	Y	-	-	Select
521/1310	Land to the east of Battle Road, Hailsham	BN27 2RL	Hailsham	6.45	100 dwgs in combination with site 313/1310	Y	Y	-	-	Select
524/1310	Land at Harebeating Nursery, Harebeating Lane, Hailsham	BN271EP	Hailsham	0.51	10 dwellings	Y	Y	-	-	Select
621/1310	Land at Hailsham Delivery Offices,11 North Street, Hailsham	BN271DG	Hailsham	0.14	8 dwellings	Y	Y	-	-	Select
678/1310	Land at The Market, Market Street, Hailsham	BN27 2AG	Hailsham	1.18	40 dwellings	Y	Y	-	-	Select
883/1310	Harebeating Farm, Marshfoot Lane, Hailsham	BN271ER	Hailsham	13.32	20 dwellings	Y	Y	P	Y	Select
913/1310	Tudor Close, Polegate Road, Hailsham	BN27 3PG	Hailsham	8.310	employment only	N	Y	P	Y	Select
973/1310	Woodside Depot and Brownings, Polegate Road, Hailsham	BN27 3PG	Hailsham	2.65	employment only	N	Y	P	Y	Select
1029/1310	Natewood Farm, Polegate, Hailsham	BN27	Hailsham		employment only	Y	Y	-	-	Select
1039/1310	Knights Farm West, Hailsham	BN27	Hailsham		40,000 sqm	Y	Y	-	-	Select
1048/1310	Land at The Paddocks.South Road, Hailsham	BN27 3NU	Hailsham	1.32	8 dwellings	Y	Y	-	-	Select
1115/1310	Land east of A22, Hailsham	BN27 3PF	Hailsham	40.26	10,000 sqm employment only (incorporates 100/1310, 210/1310, 808/1310, 854/1310, 882/1310, 890/1310, 891/1310, 895/1310, 913/1310, 973/1310 and 1129/1310	N	Y	P	?	Select
1129/1310	Oaklands, ErshamRoad, Hailsham	BN27 3PL	Hailsham	2.75	40 dwellings	N	-	P	Y	Select

SITE ASSESSMENTS : HAILSHAM

9.5 SA of Site Allocations

HAILSHAM		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
052/1310	Former Southern Water Sewerage Works, Station Rd.																				
091/1310	Wellfield,154-156 StationRoad, Hailsham																				
197/1310	Land east of Battle Road, Harebeating Lane, Hailsham																				
294/1310	Hamlins Mill, Mill Road, Hailsham																				
305/1310	Bolneys Farm, South Road, Hailsham																				
313/1310	Land adjacent Pattenden Farm.Battle Road, Hailsham																				
384/1310	Land at Grovelands School, Gleneagles Drive, Hailsham																				
454/1310	Land south of Howard Close, Hailsham																				
461/1310	Amberstone Council Depot, Amberstone, Hailsham																				
521/1310	Land to the east of Battle Road, Hailsham																				
524/1310	Land at Harebeating Nursery, Harebeating Lane, Hailsham																				
621/1310	Land at Hailsham Delivery Offices,11 North Street, Hailsham																				
678/1310	Land at The Market, Market Street, Hailsham																				
883/1310	Harebeating Farm, Marshfoot Lane, Hailsham																				
913/1310	Tudor Close, Polegate Road, Hailsham																				
973/1310	Woodside Depot and Brownings, Polegate Road, Hailsham																				
1029/1310	Natewood Farm, Polegate, Hailsham																				
1039/1310	Knights Farm West, Hailsham																				

SITE ASSESSMENTS : HAILSHAM

HAILSHAM		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
1048/1310	Land at The Paddocks.South Road, Hailsham																				
1115/1310	Land east of A22, Hailsham																				
1129/1310	Oaklands, Ersham Road, Hailsham																				
931/1310	Land east of A22 (Residential Only)																				

SITE ASSESSMENTS : HAILSHAM

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
052/1310	**SELECT**	Further investigation would however be required in relation to potential contamination issues on site, as well as odour mitigation due to the wastewater treatment to the south of the site. The site benefits from an existing access which may require upgrading. Alternative access provision should be investigated via the neighbouring industrial estate to avoid impact on priority habitat.
091/1310	**SELECT**	Development at this location would constitute infill development in a sustainable settlement with good connections to the town centre including via existing footpath and public transport, with additional options being provided by the neighbouring site under construction. The site previously benefited from planning permission which established that suitable access could be secured on Station Road.
197/1310	**SELECT**	The site is taken forward for allocation for 300 (net) dwellings. The site is located on the eastern periphery of Hailsham, which is considered a 'sustainable settlement' according to the settlement hierarchy. The site conforms with the overall Spatial Strategy for development, within reach via public transport of services and facilities within a sustainable settlement. The site is integrated into the existing settlement and development will have limited visual impact on the wider landscape, subject to suitable scale, design and skyline considerations. These same considerations must be applied to the relationship between this site and heritage assets nearby. The development will be required to consider the potential impacts of development on the Pevensey Levels to the east of the site and to mitigate these impacts accordingly. An upgraded pedestrian and vehicular access to support development will be required, either through enhancements to Marshfoot Lane or via neighbouring land. A transport assessment will be required, particularly as the potential quantum of development is likely to have an impact on the wider local highway network. The enhancement and integration of existing public rights of way will also be needed. Southern Water note that the site is within the Hailsham South water treatment works catchment, however the site does not have network capacity, therefore reinforcements will need to be delivered ahead of occupation. The site will also need to take into consideration the Hailsham Sewage Works to the northeast of the site and to mitigate the impact of odour accordingly.
294/1310	**SELECT**	The site is taken forward for allocation for 6 (net) dwellings. The site is situated within the built-up area near Hailsham town centre and therefore has good access to local facilities and amenities. The site is well enclosed within the wider area therefore the impact on the landscape is limited and there are no other significant constraints affecting the site. The site would be required to provide structural landscaping to protect the amenity of surrounding residential dwellings and to provide an upgraded vehicular access from Mill Road.
305/1310	**SELECT**	The site is taken forward for allocation for 60 (net) dwellings. The site is situated at the periphery of the built-up area of Hailsham, but benefits from close proximity to existing bus stops and is well enclosed by existing landscape features, and has good access to local facilities and amenities. The development of the site will be required to improve pedestrian connectivity to the site and provide a new vehicular access from South Road to the north. Development will be required to provide suitable and appropriate protection to the ancient woodland on the sites boundaries, which is also classified as priority habitat deciduous woodland. The noise generated from the A22 to the west and industrial units to the north and the large electricity pylon within the site will also require consideration within the design of the scheme.
313/1310	**SELECT**	The site is selected for allocation in combination with **521/1310** for a combined total of 100 (net). The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme would need to take into consideration the sites position at the edge of the settlement and provide an enhanced landscaping scheme. The development must also consider the noise generated from Battle Road to the west of the site.
384/1310	**SELECT**	The site is selected for an allocation of 40 (net) dwellings. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme will have a limited impact on existing landscape and heritage features. The site will need to provide a new vehicular access on the western boundary and limit the impact on the group TPO that would require removal. The development will result in the loss of playing fields, and evidence will be required to demonstrate their loss will not detrimentally impact upon playing pitch provision within Hailsham. However, given this site was previously granted planning permission for residential, this is not expected to be an issue.
454/1310	**SELECT**	The site is taken forward for allocation for 40 (net) dwellings. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The site is well enclosed within the wider area therefore the impact on the landscape is limited. The scheme will be required to provide structural landscaping to protect the amenity of surrounding residential dwellings and this should include the retention of existing priority habitat located within the site where possible. The scheme will also need to provide consideration to the watercourse that forms the southern boundary of the site and to alleviate surface water flooding via the implementation of SuDS.
461/1310	**SELECT**	The site is selected for allocation for 15 (net) dwellings. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The site is well enclosed within the wider area therefore the impact on the landscape is limited and there are no other significant constraints affecting the site. The site will be required to provide structural landscaping to protect the amenity of surrounding residential dwellings and to remediate any potential contamination on site. The development of the site will also require the relocation of the existing use of the site to a new facility.
470/1310	**SELECT**	The site is selected for an allocation of 10 (net) dwellings. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme is well enclosed within the surrounding landscape and will have a limited impact on biodiversity. The development must be carefully designed to take into consideration the site's position adjacent to the Hailsham Conservation Area and neighbouring listed buildings. The development will need to take into consideration the residential amenity of existing dwellings.
521/1310	**SELECT**	The site is taken forward for allocation for 95 (net) dwellings collectively with neighbouring land to the west (**313/1310**). The site is currently subject to an ongoing full planning permission for this quantum of development under **WD/2019/2685/MAJ**. The site is located on the eastern periphery of Hailsham, which is considered a 'sustainable settlement'. The site conforms with the overall Spatial Strategy, within reach via public transport of services and facilities within a sustainable settlement. The site is integrated into the existing settlement, however, some mitigation will be required as part of the design to lessen the impacts on the wider landscape. Development must also mitigate the impacts upon biodiversity and provide enhancements throughout the site, as demonstrated within the ongoing planning application. The development will need to consider the potential impacts of development on the Pevensey Levels to the east of the site and to mitigate these impacts accordingly. New pedestrian and vehicular access will be needed via neighbouring land (313/1310), which has been demonstrated to be suitable as part of the ongoing planning application.
524/1310	**SELECT**	The site is selected for allocation for 10 (net) dwellings. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme will need to take into consideration the sites position at the edge of the settlement and the Grade II Listed Building (Harebeating Windmill) to the north. This will require enhanced landscaping on site boundaries. The development must also consider the noise generated from Battle Road to the west of the site and potential odour from the nearby sewage treatment works.

SITE ASSESSMENTS : HAILSHAM

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
621/1310	**SELECT**	The site is selected for an allocation of 8 (net) dwellings. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme is well enclosed within the surrounding landscape, however additional buffering may be required to provide enclosure to the Cuckoo Trail, taking into consideration the adjacent BOA. An upgraded vehicular access will be required to the site, however this is considered achievable. The development must be carefully designed to take into consideration the sites position adjacent the Hailsham Conservation Area. The development will be required to take into consideration the residential amenity of existing dwellings.
678/1310	**SELECT**	The site is selected for allocation for 40 (net) dwellings. The site is situated within the built-up area Hailsham and therefore has good access to local facilities and amenities, including a bus stop for public transport. The scheme is well enclosed within the surrounding landscape and would have a limited impact on biodiversity. The site will also provide housing to meet a specific need within the District (older persons housing). The development of the site will be required to take into consideration the group TPO along the sites boundaries. The development must be carefully designed to take into consideration the sites partial position within the Hailsham Conservation Area and neighbouring listed buildings. The current use of the site is incredibly important for the local economy. The re-provision of the livestock auction market would be required before this site can be delivered for residential development.
883/1310	**SELECT**	The southern part of the site is selected for an allocation of 20 (net) dwellings. The development of the site beyond the existing linear development of Marshfoot Lane to the north will have a significant landscape impact, which is considered unacceptable, as well as a significant impact on local biodiversity. The development of the southern part of the site is considered acceptable for development with enhanced landscaping to be provided on the northern boundary of the site. The south is well related to the built form of Hailsham and benefits from close proximity to existing the existing facilities and amenities provided within the settlement. The development will require improved pedestrian and vehicular access to Marshfoot Lane, which takes into consideration the highways improvements in relation to the land granted permission for 300 (net) dwellings to the south. Significant biodiversity enhancements will be required on the site given the loss of priority habitat in this part of the site and careful consideration of the impacts on the Pevensey Levels will also be required. The development will need to consider neighbouring residential amenity and the public right of way that crosses the site.
913/1310	**SELECT**	The site is selected for allocation for 16,750sqm of employment floorspace collectively with neighbouring land to the south (**973/1310**). The site is currently subject to an ongoing full planning permission for this quantum of development under **WD/2019/2685/MAJ**. The development of this site will be required to protect and enhance trees and hedgerows on site boundaries, including those subject to a group TPO on the southern boundary, in order to further enclose the site within the landscape. The existing waste facility on the site will need to be relocated to a suitable location. The development will be required to provide mitigation to existing road noise and remediate any potential contamination located within the site. The site also requires the provision of an upgraded vehicular access, which is still subject to ongoing discussions as part of the ongoing planning application.
973/1310	**SELECT**	The site is taken forward for allocation for 16,750sqm of employment floorspace collectively with neighbouring land to the north (**913/1310**). The site is currently subject to an ongoing full planning permission for this quantum of development under **WD/2019/2685/MAJ**. The development of this site will be required to protect and enhance trees and hedgerows on site boundaries, including those subject to a group TPO on the southern boundary, in order to further enclose the site within the landscape. The redevelopment of this site will need to ensure the existing waste facility is relocated to a suitable location. The development will need to provide mitigation to existing road noise and remediate any potential contamination located within the site. The site also requires the provision of an upgraded vehicular access, which is still subject to ongoing discussions as part of the ongoing planning application for the site.
1029/1310	**SELECT**	The site is situated on the west side of the A22 between the Hailsham and Polegate, both of which are sustainable settlement according to the settlement hierarchy. The site is selected for 9,300 sqm of employment space which will make a positive contribution to the District's employment need. There is currently vehicular access onto the northbound carriageway A22 from the site, with poor visibility splays for the slip lane joining the A22. Therefore, improvements to the vehicle access will be required as part of the development.
1039/1310	**SELECT**	The site is selected for 40,000 sqm of employment space. The site is located to the north of the A22 and to the west of the Boship roundabout which connects the A22, A271 and A267 and sits between Lower Dicker and Lower Horsebridge to the northwest of Hailsham and lies beyond any defined settlement boundary. The site has a good level of pedestrian connectivity and access to public transport links and is considered suitable for employment uses. The site is relatively well contained by existing mature tree belts and hedgerows, which would help contain development and limit the impact on the wider landscape from far-reaching views. The site will need a new vehicular access from the A22 with a transport impact assessment to ensure that the local/strategic highway network is not severely harmed.
1048/1310	**SELECT**	The site is selected for 8 dwellings, the site is situated at the periphery of the built-up area of Hailsham, but benefits from close proximity to existing bus stops that provide access to Hailsham town centre and therefore has good access to local facilities and amenities. The site is well enclosed within the existing settlement by the A22 and existing vegetation. The development of the site would be required to provide a new vehicular access onto South Road to the east, taking into consideration its close proximity to the Eagles Roundabout.
1115/1310	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** This is a significant site (40.26ha) site part brownfield / part greenfield made up of agricultural fields, woodland (some of which is ancient), a highways contracting depot and a number of residential dwellings. A number of smaller submissions (SHELAA Refs. 808/1310, 854/1310, 895/1310, 882/1310, 913/1310, 973/1310 and 1129/1310) lie within this larger comprehensive site. The proposals included provision for c.1000 (net) dwellings, however the site is not considered appropriate for residential use owing to the constraints and likely impacts and has therefore been assessed solely for employment uses. The site will provide 10,000 sqm of employment space, which is a significant positive contribution to the District's employment land need. The site is visually and functionally detached from Hailsham to the north by the extensive woodland (Coldthorn Wood and Bolneys Wood), which forms large parts of the northern section of the site. The site is severed from Polegate to the south by the A27 and extensive agricultural land. Development of the site may have a detrimental impact upon the green infrastructure network located to the south of Hailsham and could result in significant harm to biodiversity in the northern part of the site where there is a BOA and ancient woodland. Development of the site would introduce significant built form into a largely rural area that is segregated from any settlement and would considerably alter the character of the area, however the impact of employment use will be less than residential. The impact is less harmful in the southern parts of the site which have already been granted permission or have an existing use on site (i.e. the depot). Mitigation measures will need to be provided. There is currently a vehicular access to the site from the A22, which serves the existing employment use on the site. The withdrawn planning application for the site proposed significant upgrades to the existing access to the site but there were objections to the proposals from National Highways. A Transport Impact Assessment will be needed to ensure a satisfactory solution. The bus stops located on the A22 to the west can be accessed by existing pedestrian footpaths. The bus stops to the north-east of the site are largely inaccessible for the vast majority of the site, due to the narrow form and nature of Coldthorn Lane and Summerhill Lane to the east of the site. The access issues are likely to result in less development being achievable in the northern parts of the site.

SITE ASSESSMENTS : HAILSHAM

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
1129/1310	**SELECT**	Development at this location would constitute a natural extension to Hailsham and is well enclosed within limited intervisibility with the wider countryside. The site is well connected to the town centre both via pedestrian access and public transport due to the improvements to be provided by the neighbouring site.
931/1310	**REJECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The proposal is for a residential site on 4 combined sites, previously submitted as separate proposals. The sites were previously found to be unsuitable for development. Detailed proposals for the combined site have not been provided. The site is in an unsustainable location for development, being visually and functionally detached from Hailsham and therefore remote from local facilities, amenities and public transport. The site is located between the Cuckoo Trail (pedestrian/ cycle route) to the east and Summerhill Lane / Coldthorn Lane (rural roads with no public footpaths) to the west, and is typical of the wider landscape area. The site is identified as of moderate landscape sensitivity, located on rising pasture fields, in use for sheep and horse grazing, bound by mature hedgerows and small deciduous woodlands (often priority habitat), which increases sensitivity. The Wilmington Woodlands and Watershed BOA and the Cuckoo Trail Habitat Link BOA both lie adjacent to the sites. Public rights of way south of Summerhill Lane, the limited existing settlement pattern and distance from the edge of Hailsham, the role the site plays in the separation of Hailsham and Polegate, occasional views to the South Downs National Park and good levels of tranquillity, increase sensitivity. It is considered that housing development will represent an unsuitable extension of Hailsham into the countryside to the south of Summerhill Lane, and result in coalescence with Polegate to the south. There is no clear vehicular access route to the southern part of the site, given that Summerhill Lane is a rural, narrow road with no footpaths and unsuitable for large scale residential development. The Cuckoo Trail to the east of the site is only for pedestrians and cyclists, there is no vehicular access. The northern part of the site is accessed through a new vehicular access at Ersham Road, but the southern portion of the site does not benefit from this connection and proposals to resolve the access issues have not been provided. Due to the rural nature of the site, and the potential negative impacts upon landscape, biodiversity and transport it is not considered a sustainable location for new development. The site is not in conformity with the Spatial Strategy.



10 HEATHFIELD & WALDRON

10.1 Parish Overview

10.1.1 Heathfield is a small rural town near the junction of two main roads the A267 and the A265 from Hawkhurst, located approx. 8 miles north of Hailsham, 16 miles north of Eastbourne and 14 miles south of Tunbridge Wells. The town occupies a prominent position on one of the principal ridges crossing the High Weald landscape in the heart of the District.

10.1.2 Historically, the town owes its popularity as a place to live and work close to the railway which arrived in 1880 providing access to the London market, however this line closed in 1968. Despite the station closure, the parish, and town, has continued to grow and Heathfield is currently the fourth largest Parish in the District. Considerable growth also occurred in the 1980s where estate development increased the size of the town by around 50%.

10.1.3 The town is surrounded by the High Weald National Landscape (HWNL) and its elevated setting provides long distance views out into the surrounding countryside, including views towards historic Mayfield to the north and towards the South Downs National Park to the south.

10.2 Transport

10.2.1 The town is bisected by the A265 and many of the roads around the periphery of the town are B roads or narrow country lanes creating access difficulties. However, the town is served by direct bus services to:

- Tunbridge Wells (Stagecoach number 252 Tunbridge Wells to Heathfield service, approx. 47 min journey time);
- Eastbourne (Stagecoach number 51, approx. 74 mins journey time) and;
- Haywards Heath (Compass Travel numbers 231 to Uckfield and then number 31, approx. 70 mins journey time).

10.2.2 The bus services are more limited in the evenings. The number 51 bus also serves Hailsham and journey times from Heathfield are approx. 30 mins every half an hour

10.2.3 There is no railway station at Heathfield, the nearest is located at Stonegate, 12 minutes drive away.

10.3 Facilities and Services

10.3.1 Today the town acts as a service centre to a wide rural catchment of a number of small villages and hamlets. It has a number of firms established in several business areas and the town centre has undergone environmental improvements within the main shopping street. The town has a pre-school/nursery and primary school, a secondary school, a doctor's surgery, a Tesco Express, supermarkets, a pharmacy, a dentists, a bank, leisure centre, pub, community centre, recreation ground, hospital, various other convenience / essential / comparison and specialist retailers, cafes and restaurants and allotments.

10.3.2 Community facilities include:

- Barclays Bank
- Heathfield Community Centre
- Uckfield Hospital and minor injuries unit
- Rotary Chamber Of Commerce WI Scouts/Guides
- Various Café/Restaurants/Tea Rooms/Coffee Shops
- Various Takeaways
- Vets
- Public green space larger than 20ha
- Allotments
- Rotary Chamber Of Commerce
- Women's Institute (WI)
- Scouts/Guides
- All Saints' and St Richard's Church of England Primary School
- Parkside Community Primary School
- Pre-school / nursery
- Heathfield Community College.

10.3.3 There are employment opportunities at Ghyll Road Industrial Estate and Station Road Industrial Estate.

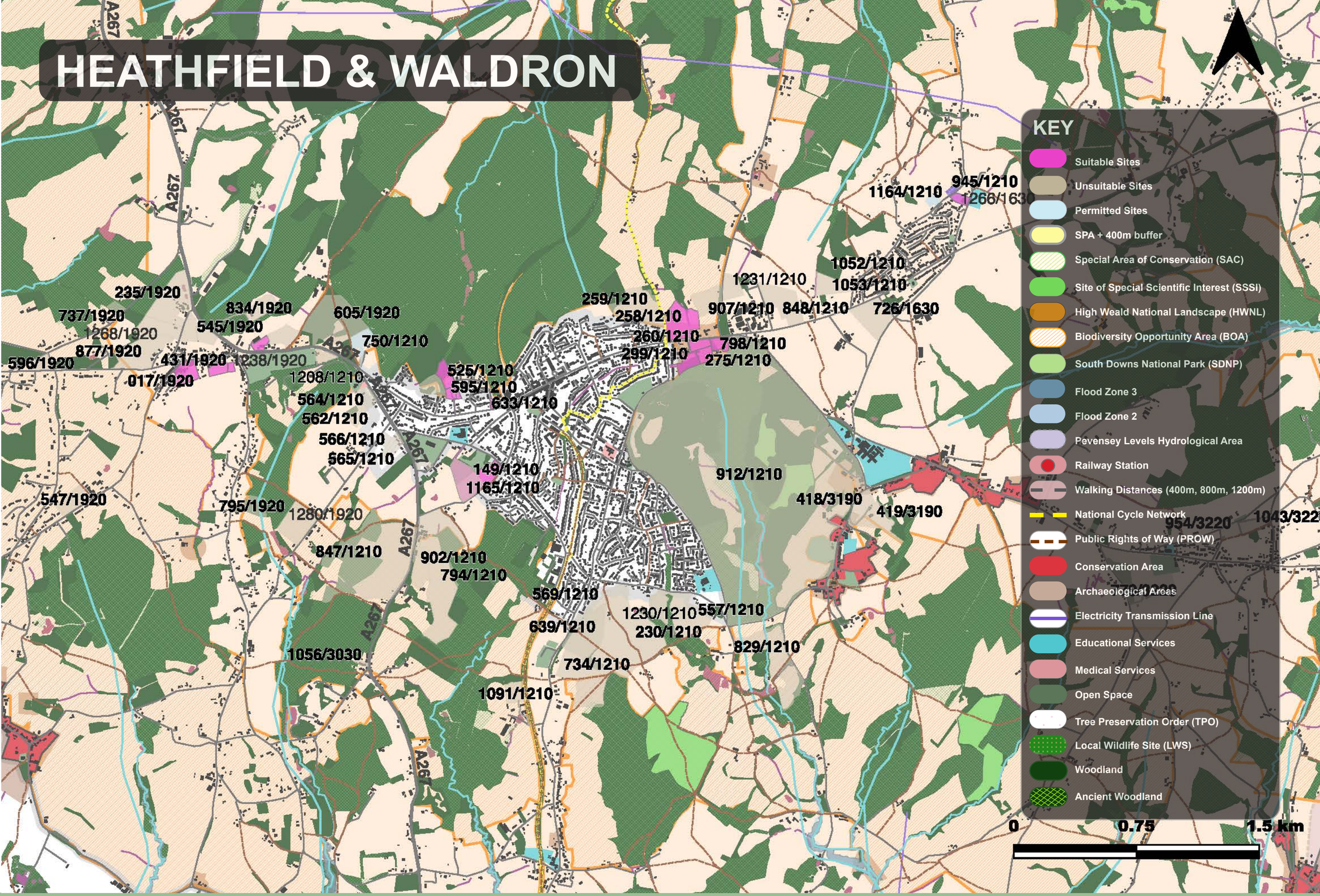
10.4 Environmental Designations

10.4.1 The HWNL surrounds the town with Heathfield Park SSSI to the east of the town. Other environmental designations include:

- Large areas of Ancient woodland scattered throughout the parish
- Markly Wood Ancient woodland (to north of town and adjoining northern edge)
- Runtington Wood/Crock-kiln Wood/Geer's Wood Ancient Woodland (adjoins south western edge of town)
- Heatherden Wood Ancient Woodland (adjoins western end of town)
- Heathfield Habitat Link BOA (surrounds north and west of town
- Pevensey, Rother, Cuckmere Watershed BOA (adjoins the eastern edge of the town)
- Heathfield Park Ancient woodland (to east of town and partially adjoins eastern edge)

10.4.2 The town does not include a Conservation Area but there are numerous Grade II and II* listed buildings. Heathfield Park, a registered Historic Park and Garden, also lies to the east of the town.

HEATHFIELD & WALDRON



SITE ASSESSMENTS : HEATHFIELD & WALDRON

HEATHFIELD & WALDRON SITES						2023	2024	Internal	2026	SITE
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
017/1920	Field to the east of Burnetts Farm, Firgrove Road	TN21 0SR	Cross In Hand	1.78	10 dwellings	Y	Y	-	-	Select
149/1210	Land south west of Ghyll Road, Tilsmore, Heathfield	TN21 0LU	Heathfield	4.49	35 dwellings	Y	Y	-	-	Select
258/3200	Land on north side of Burwash Road, Heathfield	TN21	Heathfield & Waldron		15 dwellings	-	-	-	-	Select
260/1210	Land south of Burwash Road and east of Tower Street, Heathfield	TN21 8QX	Heathfield	0.72	22 dwellings	Y	Y	-	-	Select
275/1210	Parklands, Burwash Road, Heathfield	TN21 8QX	Heathfield	0.80	8 dwellings	N	N	P	Y	Select
299/1210	Land at 15 Tower Street, Heathfield	TN21 8PB	Heathfield	1.15	10 dwellings	Y	Y	-	-	Select
431/1920	Land to rear of Breton House (north), B2102, Cross In Hand	TN21 0SR	Cross in Hand	0.82	15 dwellings	Y	Y	-	-	Select
525/1210	Land to the rear of Rothershaw, High Street, Heathfield	TN21 0UR	Heathfield	1.39	22 dwellings	Y	Y	-	-	Select
595/1210	Rothershaw, Cross in Hand Road, Heathfield	TN21 0UR	Heathfield	0.40	with site 525/1210	Y	Y	-	-	Select
633/1210	Land at Heathfield Police Station, High Street, Heathfield	TN21 0UP	Heathfield	0.10	6 dwellings	Y	Y	-	-	Select
798/1210	The Old Half Moon, Burwash Road, Heathfield	TN21 8QX	Heathfield	0.84	7 dwellings	N	-	P	Y	Select
941/1920	Land at Sunnyside, A267, Cross In Hand	TN21 0SN	Cross in Hand	0.57	9 dwellings	Y	Y	-	-	Select
1238/1210	5 Farthing Cottage, Back Lane, Cross in Hand (NEW)	TN21			5 dwellings	-	-	P	Y	Select
1266/1630	Former Broad Oak Primary School, Scotsford Road, Broad Oak, Heathfield (NEW)	TN21	Heathfield & Waldron		12 dwellings	-	-	-	-	Select

SITE ASSESSMENTS : HEATHFIELD & WALDRON

10.5 SA of Site Allocations

HEATHFIELD & WALDRON

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
017/1920	Field to the east of Burnetts Farm, Firgrove Road, Cross in Hand																				
149/1210	Land south west of Ghyll Road, Tilsmore, Heathfield																				
258/3200	Land on north side of Burwash Road, Heathfield																				
260/1210	Land south of Burwash Rd, east of Tower Street, Heathfield																				
275/1210	Parklands, Burwash Road, Heathfield																				
299/1210	Land at 15 Tower Street, Heathfield																				
431/1920	Land to rear of Breton House (north), B2102, Cross In Hand																				
525/1210	Land to the rear of Rothershaw, High Street, Heathfield																				
595/1210	Rothershaw, Cross in Hand Road, Heathfield																				
633/1210	Land at Heathfield Police Station, High Street, Heathfield																				
798/1210	The Old Half Moon, Burwash Road, Heathfield																				
941/1920	Land at Sunnyside, A267, Cross In Hand																				
1238/1210	5 Farthing Cottage, Back Lane, Cross in Hand (NEW)																				
1266/1210	Former Broad Oak Primary School, Scotsford Rd, Heathfield																				

SITE ASSESSMENTS : HEATHFIELD & WALDRON

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
017/1920	**SELECT**	The site is taken forward for allocation but only for 10 (net) dwellings and only the northern part of the site (fronting Fir Grove Road). The reduced allocation will limit the visibility of any development by focusing it in the north of the site but significant landscape mitigation will be required. A lower quantum of development will also be more acceptable in terms of the site location within the HWNL and place less pressure on the road network. The site is sustainably located with good access to public transport and services and facilities within Heathfield. It is also not at risk of flooding from any source.
149/1210	**SELECT**	The site is taken forward for allocation but only for 35 (net) dwellings and only the eastern part of the site within the proposed development boundary of Heathfield. This is in line with the recommendation of the Landscape Sensitivity Assessment 2023 which stated that if development was to come forward, it should be at the eastern most field that sits along Ghyll Road and better relates with the existing settlement edge. The rear (western part) of the site is very attractive comprising trees, shrubs, semi-improved grassland and informal paths and is considered to be of moderate to high biodiversity value. The field fronting onto Ghyll Road is therefore considered suitable for residential development. Any development of this site will need to take into account its HWNL location, as well as seek to protect and enhance the sites biodiversity value include appropriate surveys and mitigation as appropriate. Further off-site works would be required to alter the existing, or introduce new, traffic calming measures along Ghyll Road and potentially improve capacity at other local junctions as well as improve pedestrian connectivity to bus stops.
258/3200	**SELECT**	The site is adjacent to the A265 on the northern edge of Heathfield, which is considered a sustainable settlement within the Council's settlement hierarchy. The site is assessed for the provision of 15 dwellings, which has potential to make a positive contribution to the district's identified need. The site is also at no risk of flooding and is well enclosed within the landscape, acting an infill on this road frontage section, somewhat limiting its visual impact / influence on the wider High Weald National Landscape. The site relates well to the settlement and is within proximity of services and facilities, whilst benefiting from good transport connection to the wider area, including via walking.
260/1210	**SELECT**	The site is taken forward for allocation for 22 (net) dwellings. The site previously gained full planning permission for 20 (net) dwellings under planning reference **WD/2016/2064/MEA**, although this has now lapsed. As the site is located within the HWNL, great care will be required with design, and mitigation is needed. This site has good hedge and tree enclosure, and development should not have an adverse impact on the wider landscape due to the site's location and topography. The site is subject to a further ongoing full planning application for 23 (net) dwellings under planning reference **WD/2022/1181/MAJ**. The setting of the Grade II listed Old Half Moon pub to the southeast of the site will need to be considered as part of any development scheme.
275/1210	**SELECT**	The site has good hedge and tree enclosure, and development should not have any impact on the wider High Weald National landscape due to the site's location and topography. The open boundary with the listed building (the Old Half Moon) to the east means its setting should be given consideration as part of any development. The site access is likely achievable through the completed development of 4 dwellings on the site to the west, via a comprehensive scheme in combination with SHELAA site 260/1210 to the north.
299/1210	**SELECT**	The site is taken forward for allocation for 10 (net dwellings). The recently completed development to the north may offer vehicular and pedestrian access to the site; however, this can also be achieved via Tower Street to the west through the demolition of a single dwelling. The site is in a sustainable location and is located in close proximity to the services and facilities in Heathfield along the A265. The site is relatively enclosed from the wider HWNL landscape therefore, with careful design, the development of this site will have a limited impact on the wider area, although it is acknowledged there will be a loss of land within the designated landscape.
431/1920	**SELECT**	The site is taken forward for allocation but only for 15 (net) dwellings, which will limit the visibility of any development by allowing suitable landscape mitigation measures to be implemented. A lower quantum of development will also be more acceptable in terms of the site location within the HWNL and place less pressure on the road network. The site is sustainably located with good access to public transport and services and facilities within Heathfield. It is also not at risk of flooding from any source.
525/1210	**SELECT**	The site is taken forward for allocation in combination with Site **595/1210** for 22 (net) dwellings. The site sits adjacent to a recent residential development of 115 (net) dwellings, which was granted planning permission (reserved matters) under planning reference **WD/2015/1782/MRM** and has now been completed (Millennium Way). The site is also adjacent to a few other SHELAA sites to the south and west that may be suitable for residential development (references **307/1210** and **530/1210**). Development will be limited to the south of this site due to the landscape constraints in the northern field. In combination with Site **595/1210**, suitable mitigation for landscape and biodiversity is considered achievable.
595/1210	**SELECT**	The site is taken forward for allocation in combination with Site **525/1210** for 22 (net) dwellings. The site sits adjacent to a recent residential development of 115 (net) dwellings, which was granted planning permission (reserved matters) under planning reference **WD/2015/1782/MRM** and has now been completed (Millennium Way). The site is also adjacent to a few other SHELAA sites to the south and west that may be suitable for residential development (references **307/1210** and **530/1210**). In combination with Site **525/1210**, suitable mitigation for landscape and biodiversity is considered achievable
633/1210	**SELECT**	The site is taken forward for allocation for 6 (net) dwellings. The site lies within the proposed development boundary for Heathfield. The site conforms with the Spatial Strategy for development, within a sustainable settlement, and with good access to public transport and the services and facilities in Heathfield. The development of the site will be required to take into consideration neighbouring residential amenity and to retain existing vegetation on site boundaries.
798/1210	**SELECT**	The site is selected for allocation for 7 (net) dwellings. The site is within the High Weald National Landscape but is well enclosed, limiting its visual impact / influence on the wider landscape and Heathfield Park. The site's southern boundary is, however, open to the Grade II listed Old Half Moon pub and the redevelopment of the site would need to preserve and enhance the setting and significance of the listed building through appropriate landscaping/buffering. The site is within walking distance of several bus stops and the High Street, with good footpath provision along the A265.
941/1920	**SELECT**	The site is selected for allocation for 9 (net) dwellings. Located within the sustainable settlement of Cross in Hand, the site benefits from close proximity to existing services and amenities. Furthermore, the bus stops adjacent the site provide good connections to Heathfield to the east. The development of the site will be required to provide a new vehicular access from the A267 to the south. Development will also need to take into consideration the sites position within the High Weald National Landscape. Enhanced landscaping will be needed across the site to enclose development from the neighbouring uses to the west and to protect the residential amenity of existing dwellings.
1238/1210	**SELECT**	The site is selected for allocation for 5 (net) dwellings. The site is centrally located within Cross-in-Hand and whilst it is within the High Weald National Landscape, it is well integrated into the built form of Cross in Hand. The site would need a significantly improved access, both for vehicular and pedestrian use, as there is no footpath along Back Lane, and there may also need to be some localised off-site junction/highway improvements to cope with additional traffic generated.
1266/1210	**SELECT**	The site is located in the centre of Broad Oak, to the north of the settlement between Street End Lane and Scotsford Road, which is considered a 'sustainable settlement' according to the Council's updated Sustainable Settlement Strategy (2026). The site lies within the High Weald National Landscape but is well integrated into the existing settlement as a brownfield land. The site proposes 12 (net) dwellings within the centre of the settlement, which would have a small but positive contribution towards meeting the Council's identified housing need and the vitality and viability of Broad Oak. The site would need some improved access (vehicular and pedestrian) and there may also need to be some localised off-site junction/highway improvements to cope with the additional traffic generated.

11 HELLINGLY



11.1 Parish Overview

11.1.1 Hellingly is a small, picturesque village located on the banks of the River Cuckmere, to the east of the A267 road just north of Hailsham and off the Cuckoo Trail. The historic core of the village is focused on the ancient Church of St. Peter and St. Paul, with some dispersed development in the surrounding landscape.

11.2 Transport

11.2.1 There is a half hourly bus service (7 days a week) providing transport into Hailsham and Eastbourne, as well as Heathfield. The journey time to Hailsham is approx. 14 mins. To Eastbourne the journey time is just over an hour and to Heathfield is approx. 20 mins. This bus service is the Stagecoach number 51 bus between Heathfield and Eastbourne, which also stops at Polegate giving access to onward journeys via train or bus to Hastings, Lewes and Brighton.

11.2.2 There is no railway station in the village, the nearest is Polegate c. 5.5 miles away. The village is located on the Cuckoo Trail cycle and pedestrian route.

11.3 Facilities and Services

11.3.1 Amenities within the village are limited and comprise a pre-school / nursery, a primary school and a village hall, all of which are beyond the historic core, but close by at North Street, which links to Lower Horsebridge. Despite the lack of services and facilities, the very close proximity of Hailsham (just over 2 miles) offers ready access to key services including doctor's surgery, supermarkets and other shops, pharmacy, dentists, post office and banks and leisure centre.

11.3.2 Community facilities include:

- St Peter and St Paul's Church
- Hellingly Community Hub
- Hellingly Country Park
- Women's Institute (WI)
- Scouts / Guides
- Hellingly Community Primary School
- Hailsham Community College Primary Academy
- Hellingly Pre-School

11.3.3 There are no business / industrial areas in the village, however there are employment opportunities in Hailsham and Diplocks Way Industrial Estate.

11.4 Environmental Designations

11.4.1 Environmental designations include:

- Ancient Woodland scattered throughout the parish
- Pevensey and Cuckmere Valley Link BOA.

11.4.2 The village has a Conservation Area as well as 16 Grade II listed buildings, 2 Grade I listed buildings and 2 Grade II* listed buildings.

HELLINGLY

904/3000
1080/3000
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068/3000
1282/3000
574/3000
301/3000
009/3100
107/3000
1241/3000
1233/3100
1079/3100
1145/3100
1081/3000
067/3100
666/3100
243/1310
1039/1310
1177/3100
080/3100
053/1310
780/3100
579/3090
863/3090
202/3090
311/3090
869/3090
799/3090
800/3090
659/3090
864/3090
852/3090
853/3090
662/3090
807/1310
1159/3090
A267
A22

KEY

- Suitable Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 0.75 1.5 km

SITE ASSESSMENTS : HELLINGLY

HELLINGLY SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
009/3100	Field at North Street, Lower Horsebridge	BN27 4DS	Lower Horsebridge	0.48	14 dwellings	N	-	P	Y	Select
107/3000	Land adjoining 13 Station Road, Hellingly	BN27 4EU	Hellingly	0.52	10 dwellings	Y	Y	-	-	Select
1039/1310	Land at Knights Farm, The Dicker, Hailsham	BN27 4AZ	Hailsham	17.34	employment only (40,000 sqm)	Y	Y	-	-	Select
1079/3100	Land at Broad Far, south of New Street, Lower Horsebridge	BN27 4DT	Lower Horsebridge	16.38	400 dwelllings	N	N	P	?	Select
1145/3100	Woods Corner, North Street, Lower Horsebridge	BN27 4DR	Lower Horsebridge	0.54	15 dwellings	Y	Y	-	-	Select
1221/3000	Land at Chestnut Cross, Hellingly	BN27	Hellingly	16.54	c.280 dwellings	-	-	-	-	Reject
1233/3000	Land at Horselunges Manor, Hellingly	BN27 4DT	Lower Horsebridge	6.30	60 dwellings	-	-	P	Y	Select
1241/3000	Land at Park Farm, New Road, Hellingly	BN27 4DQ	Hellingly	12.70	100 dwellings	-	-	P	Y	Select
1264/1310	Land at New Road, Hellingly		Hellingly			-	-	P	Y	?
1282/3000	Swingate Gardens, Mill Lane, Hellingly	BN27	Hellingly	2.02	70 dwelllings	-	-	-	-	Select

11.5 SA of Site Allocations

HELLINGLY

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
009/3100	Field at North Street, Lower Horsebridge																				
107/3000	Land adjoining 13 Station Road, Hellingly																				
1039/1310	Land at Knights Farm, The Dicker, Hailsham																				
1079/3100	Land at Broad Far, south of New Street, Lower Horsebridge																				
1145/3100	Woods Corner, North Street, Lower Horsebridge																				
1221/3000	Land at Chestnut Cross, Hellingly																				
1233/3000	Land at Horselunges Manor, Hellingly																				
1241/3000	Land at Park Farm, New Road, Hellingly																				
1264/1310	Land at New Road, Hellingly																				
1282/3000	Swingate Gardens, Mill Lane, Hellingly																				

SITE ASSESSMENTS : HELLINGLY

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
009/3100	**SELECT**	The site is well connected to Lower Horsebridge, which is a sustainable settlement with frequent public transport alternatives to larger settlements. Suitable vehicular access will need to be provided. The site is well enclosed by boundary vegetation which will avoid impact on the nearby Conservation Area and listed buildings. Appropriate mitigations will be required, although the majority of issues will be addressed through the planning policies.
107/3000	**SELECT**	The proposal for the site is for 15 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 10 (net) dwellings and has been proposed for allocation on this basis. The site is located to the northwest of Hailsham within the proposed development boundary. Hailsham is a large settlement that benefits from significant services, amenities, public transport options and employment opportunities. The site is in a sustainable location and provides multiple benefits to future occupiers of the site, as well as providing new homes to meet the District's housing needs. The site is well contained by existing residential development along Station Road and Park Road and the site was classified has having a low to moderate landscape sensitivity to new development in the 2023 Landscape Sensitivity Assessment. The site is considered suitable for residential development subject to satisfactory access being obtained through the existing dwelling on the site, which has access from Station Road.
1039/1310	**SELECT**	The site has been taken forward to allocation for employment uses (E(g), B2 and B8). The site is located to the north of the A22 and to the west of the Boship roundabout which connects the A22, A271 and A267 and sits between Lower Dicker and Lower Horsebridge to the northwest of Hailsham. The site lies beyond any defined settlement boundary and is within the countryside for planning purposes. Whilst it has a good level of pedestrian connectivity and access to public transport links, due to its degree of detachment from essential services and facilities it is unsuitable for residential development of the scale and nature proposed. However, employment uses could be supported in this location. The site is relatively well contained by existing mature tree belts and hedgerows, which will help contain development and limit the impact on the wider landscape from far-reaching views. The site will need a new vehicular access from the A22 with a transport impact assessment to ensure that the local/strategic highway network is not severely harmed.
1079/3100	**UNCERTAIN**	The site is well connected to Lower Horsebridge, which is a sustainable settlement with frequent public transport alternatives to larger settlements. Access is achievable along the B2104, although upgrades will need to be implemented. The consolidation of built form as this location will alter the growth pattern of the area. Appropriate mitigation will be required, although the majority will be address through local planning policies.
1145/3100	**SELECT**	The site is to be taken forward for allocation. The development of the site will provide a modest contribution towards the District's housing need and it is anticipated that the development of the site will not substantially impact the landscape. The land is considered to be a logical rounding off of the residential development permitted in the adjacent SHELAA site (**428/3100**). The vehicular access will need to be agreed with the local highway authority, although it is considered that this will be possible, given the nature of the development permitted to the south.
1221/3100	**REJECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The site comprises c. 16.54 ha. of greenfield/agricultural land, bisected by an existing access track and public right of way, with scrubland in the western area. The proposals are for c. 280 Dwellings with 35 % affordable provision, which would make a positive contribution to the District's housing need. The site lies outside the natural development boundary of the settlement provided by Mill Lane. Mill lane is a single track lane, which offers poor accessibility to the area and is not considered suitable to support a development of this size. The proposals include a suggested realignment of Mill Lane coupled with proposed measures to encourage active travel but it is not clear if this is technically feasible. The majority of Mill Lane is very narrow and therefore any increase in traffic should be avoided, restricting the ability of the lane to provide a suitable access route. Significant upgrades to Mill lane may also result in additional traffic from the wider network using the route, and is also likely to have a wider impact on the junctions of the A22, which would be unwelcome. The site is on the edge of Hailsham, adjacent to the boundary, and is within walking distance to existing services and facilities, although c.40 minutes walk to the town centre, which has no railway station. The Landscape Sensitivity Assessment 2023 has assessed the wider area as between Moderate and Moderate-High sensitivity. Whilst there is some arable use the land is mainly grassland used for livestock farming, very rural in character with few roads and a well-developed network of public footpaths providing impressive long-distance views over the Low Weald to the South Downs. The Neighbourhood Plan identifies this area as an Area of Locally Valued Landscape (ALVL) The southern boundary of the ALVL follows (from west to east) the Bull River to the A267, Vicarage Lane, Mill Lane, Park Road and the southern edge of Park Wood. The site forms a strong natural boundary to the edge of the settlement, adjacent to Mill Lane. Development to the south of Mill Lane is currently well screened with limited visibility. The proposals would encroach upon this isolated area of land to the north of the settlement and result in a significant change to the character of the landscape. The site is not in conformity with the Spatial Strategy, as it is isolated from the settlement. It is recommended that the site is not taken forward for allocation.
1233/3000	**SELECT**	The site is allocated for 60 (net) dwellings. The site is well connected to Lower Horsebridge, which is a sustainable settlement with frequent public transport alternatives to larger settlements. The site benefits from an existing access onto the highway although further arrangements should be considered. New homes will be directed to the southern part of the site with recreation and open space in the northern part of the site. Appropriate mitigations will be required, although the majority will be address through local planning policies.
1241/3000	**SELECT**	The site is allocated for 100 (net) dwellings. The site is situated on the outskirts of Hailsham, which is a sustainable settlement. The site lies outside the proposed development boundary and reads as detached from the settlement and would therefore not be acceptable in isolation. However, the site is proposed alongside the adjacent large-scale development and would constitute an appropriate extension of the settlement. The site is well enclosed by boundary vegetation. Appropriate access arrangements can be put in place subject to further details. Detailed submissions were provided demonstrating likely positive impact on biodiversity and blue and green infrastructure. Further impacts could be suitably mitigated by ensuring pedestrian connectivity from the site to the bus stop, and high-quality design through SuDS and landscape buffering.
1264/1310	**SELECT**	The site is located to the northeast of Hailsham, which is a sustainable settlement. The site is assessed for 10 dwellings alongside a 60-bed care home, which will make a positive contribution to the District's housing need, as well as the provision of jobs and the opportunity to develop skills and training locally. Although it is some distance away, the site benefits from good pedestrian connection into Hailsham with good public transport options immediately next to the site, which contribute to the viability and viability of the settlement. The site benefits from an existing site access via New Road which is likely to require some upgrades. The site is located within the hydrological catchment of the Pevensey Levels SAC/Ramsar site and will need an Appropriate Assessment. Owing to the limited information on the development proposal, there is still some uncertainty on the likely impacts and the associated mitigation measures which could be provided, although the majority are likely to be addressed by the local planning policies.
1282/3000	**SELECT**	The site is located to the north of Hailsham, which is considered a 'sustainable settlement' according to the Council's draft settlement hierarchy. The site is assessed for the provision of 70 dwellings which would make a significant positive contribution to the district's identified housing need. In addition, the land promoter is investigating the potential to provide a 100% affordable housing scheme, although limited evidence is available to date on the matter. The site, in particular the southern parcel, benefits from good access to services and facilities and sustainable public transport options. Access arrangements are proposed via Park Road immediately to the east of the site which is likely to require highways measures. Owing to the limited information on the development proposal, there is still some uncertainty on the likely impacts of the proposed development and the associated mitigation measures which could be provided, although the majority are likely to be addressed by measures required from local planning policies.

12 HERSTMONCEUX



12.1 Parish Overview

12.1.1 Herstmonceux lies approximately 4 miles to the east of Hailsham, along the A271, with the High Weald National Landscape (HWNL) adjoining the village to the north and the Pevensey Levels a little way to the south. The wider settlement of Herstmonceux has developed around several historic cores; Gardner Street; Chapel Row; Flowers Green and the original village site in the vicinity of the church. Herstmonceux has grown from a linear settlement which followed the route of the A271 to a larger built up area extending principally to the north west.

12.1.2 The Parish possesses a diverse set of landscapes, being primarily located within the Low Weald, its northern part is within the High Weald National Landscape (HWNL). The surrounding countryside is gently undulating and of high scenic quality with far reaching views extending southwards across the Pevensey Levels.

12.1.3 The landscape around the village is varied in its nature and value. Small pockets of Ancient Woodland and extensive tracts of small-scale fields provide the historic setting to the settlement. The presence of ancient landscape features is particularly pronounced to the north and west of the settlement, but is more dispersed to the south and east.

12.2 Transport

12.2.1 Herstmonceux has reasonably good accessibility, with the A271 linking the settlement with Hailsham to the west and Ninfield and Bexhill to the east. Whilst there is no railway station within the village, it has a frequent hourly bus service 6 days a week (Mon – Sat) with journey times to Hailsham of approximately 14 mins, although there are no evening services. Passengers can also access Polegate Station, Eastbourne Hospital and Eastbourne town centre via this service (the Stagecoach number 98).

12.2.2 The bus service allows access to secondary schools in Hailsham and Eastbourne as well as train services at Polegate. Passengers can also travel to Tunbridge Wells by catching the number 51 or 51 X from Hailsham (total journey time approximately 57 mins).

12.3 Facilities and Services

12.3.1 Herstmonceux has a reasonable provision of services and facilities including a village hall, primary school and pre-school, as well as a variety of stores, a health centre and pharmacy, a post office and small eateries.

12.3.2 Community facilities include:

- Warwick & Radcliffe Pharmacy Hailsham Road, Herstmonceux
- Post Office
- All Saints Church
- Free Church
- Herstmonceux Friends Meeting House
- Brewers Arms Inn
- Herstmonceux Village Hall
- Masonic Hall
- Quaker Meeting House
- Herstmonceux Recreation Ground
- Geo's Coffee House
- Eastern Promise Indian restaurant
- The Sundial restaurant
- Willows Fish & Chip Shop
- Women's Institute
- Scouts
- Herstmonceux Church of England Primary School
- Daisy Chain Montessori Nursery

12.3.3 There are no business / industrial areas in the village but there are employment opportunities in Hailsham at Diplocks Way Industrial Estate.

12.4 Environmental Designations

12.4.1 The HWNL adjoins northern edge of village. Other environmental designations include:

- Ancient woodland scattered around the village and throughout the parish.

12.4.2 The village does not have a Conservation Area but has 20 Grade II listed buildings.

HERSTMONCEUX

658/1630
858/2090
081/2090
879/2090
610/2090
582/2090
553/2090
684/3390
392/3390
274/3390
1086/2090
069/2090
071/2090
608/2090
624/2090

KEY

- Suitable Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0.5 1 km

SITE ASSESSMENTS : HERSTMONCEUX

HERSTMONCEUX SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
081/2090	Land to north of James Avenue, Herstmonceux (NEW)	BN27 4NU	Herstmonceux	1.21	10 dwellings	Y	N	P	N	Select
608/2090	Land at Collins Honda, Hailsham Road, Herstmonceux	BN27 4JU	Herstmonceux	0.53	12 dwellings	Y	Y	-	-	Select

12.5 SA of Site Allocations

HERSTMONCEUX		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
081/2090	Land to north of James Avenue, Herstmonceux																				
608/2090	Land at Collins Honda, Hailsham Road, Herstmonceux																				

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
081/2090	SELECT	Land to north of James Avenue is comprised of agricultural land located on the northwestern edge of Herstmonceux and to the north of West End and James Avenue. The site is greenfield and is situated in a semi-rural location in Herstmonceux, which is considered a 'sustainable settlement' according to the settlement hierarchy, albeit the site lies outside of the current settlement boundary. The is considered for the provision of 10 (net) dwellings, which has potential to contribute positively to the District's identified housing need. It is noted that part of the site (the southern portion) was granted planning permission (under reserved matters) in 2021 for 4 (net) dwellings under planning reference WD/2019/0543/MRM), but the scheme has not commenced, and the planning permission has expired. Access is proposed via James Avenue, and this new vehicular access would need to be reviewed in detail. Improvements associated with other nearby schemes should be considered as part of any proposals for the site. The 2026 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to residential development. The far northern and northeastern portions of the site is located within the High Weald National Landscape and is more exposed within the landscape and therefore more visually and physically related to the National Landscape that surrounds Windmill Hill to the north, where development should be avoided to limit impact.
608/2090	SELECT	The site is taken forward for allocation for 9 (net) dwellings. The site is situated at the periphery of the built-up area of Herstmonceux, a sustainable settlement with good access to local facilities and amenities and public transport links to Hailsham. The site is well enclosed within the existing landscape by existing features but will need a suitable buffer to the ancient woodland that bounds the site and is also classified as priority habitat deciduous woodland. The development of the site will result in the loss of retail provision within the settlement, however, there remains enough retail provision within Herstmonceux to support the village. Development will be required to remediate any contamination that may be present on the site and to provide an upgraded vehicular access to Hailsham Road.

13 HORAM



13.1 Parish Overview

13.1.1 Horam is one of the District's larger villages and is situated approx. 1.6 miles from Heathfield on the A267 which runs between Hailsham and Tunbridge Wells. Horam lies immediately south of the High Weald National Landscape (HWNL), positioned on the side of a valley above Waldron Ghyll, which affords views out into the surrounding countryside. The HWNL countryside to the north of Horam is characterised by stream corridors lined with mature trees and belts of Ancient Woodland. To the south west, long ranging views are afforded over the Low Weald countryside which includes large areas of Ancient Woodland.

13.1.2 The landscape to the south east is fairly enclosed characterised by a patchwork of fields and east to west running stream corridors. Although there are houses dotted along the many rural lanes that lead into Horam, development is mostly concentrated on the eastern side of the A267 around its commercial core located on the High Street near to the junction of the B2203 Heathfield Road.

13.2 Transport

13.2.1 Until 1965, Horam had a railway station and was on the Eastbourne to Tunbridge Wells route. The former railway line now forms part of the Cuckoo Trail, which is a major route for recreation providing a 21km footpath and cycleway (National Cycle Network Route 21) between Eastbourne and Heathfield. The Cuckoo Trail passes through the centre of the village contributing to its tourism and boosting business. A number of other footpaths also connect with the Cuckoo Trail providing good accessibility to the surrounding countryside.

13.2.2 The nearest primary and secondary schools are in Maynards Green and Heathfield, respectively. A once daily school bus runs from Horam to Heathfield and back again, with a journey time of approx. 12 mins.

13.2.3 Whilst there is no longer a railway station at Horam, the village has a very frequent bus service providing half hourly services to Heathfield, with a journey time of approx. 12 mins. The bus service is the Stagecoach number 51 Eastbourne Town Centre to Heathfield or the 51X Roselands to Heathfield. Journey times to Hailsham on the same service are approximately 19 mins.

13.3 Facilities and Services

13.3.1 The village centre provides a range of shops, services and community facilities including a doctor's surgery, pharmacy, dentists, a Co-Op convenience store (open 7 days a week 7am – 10pm), post office, fish and chip shop, tea rooms and recreation ground. There are also a number of leisure and tourism facilities located both within and on the edge of the village. The leisure and tourism facilities along with the many businesses located within Horam provide opportunities for local employment.

13.3.2 Community facilities include:

- Post Office
- Christ Church Horam Chapel
- May Garland Inn
- Horam Village Hall
- The Horam Centre
- Horam Scout and Guide Hut
- Horam Recreation Ground
- 3rd age and skate park
- Various other convenience/essential retail/ comparison / specialist retail stores
- 2 Sisters Deli
- Tpodz Tea Room
- Vets
- Allotments
- Women's Institute
- Scouts
- Horam Community Preschool

13.3.3 There are leisure and businesses within the village but no business / industrial areas. There are employment opportunities in Heathfield and Hailsham including:

- Station Road Industrial Estate (Heathfield)
- Ghyll Road Industrial Estate (Heathfield)
- Diplocks Way Industrial Estate (Hailsham)
- Hackhurst Lane Industrial Estate and Swallow business Park (Hailsham)
- Station Road Industrial Estate (Hailsham)
- Old Swan Lane Business Park (Hailsham)

13.4 Environmental Designations

13.4.1 High Weald National Landscape adjoins the northern edge of village. Other environmental designations include:

- Large areas of Ancient woodland scattered throughout the parish and in close proximity to the village
- Clearhedge wood
- Coneyburrow wood
- Long Shaw
- Coylet Farm Shaw

13.4.2 There is no Conservation Area in the village but there are 4 Grade II listed buildings.

HORAM

1058/3030
555/3030
351/3150
627/3030
686/3030
758/3030
925/3030
670/3030
499/3030
832/3030
1062/3030
830/3030
123/3030
1060/3030
449/3030
075/3030
960/3030
1054/3030
1172/3030
1248/3030
1249/3030
1064/3030
875/3030
614/3030
1193/3030
1173/3030
1063/3030
911/3030
1057/3030
1203/3030
1059/3030
1120/3030
024/3030
A267

KEY

- Suitable Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 0.5 1 km

SITE ASSESSMENTS : HORAM

HORAM						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
875/3030	Coxlow Farm, Horam Road, Horam	TN21 0JG	Horam	26.08	750 dwellings + 4,000 sqm	Y	Y	P	Y	SELECT
920/3030	Land at Great Easterfields, Chiddingly Road, Horam	TN21 0JJ	Horam	0.35	8 dwellings	Y	Y	-	-	SELECT
960/3030	Clearview Farm, Chiddingly Road, Horam	TN21 0JJ	Horam	2.44	35 dwellings	Y	Y	-	-	SELECT
1062/3030	Land adjoining Discovery Way and Village Hall, Horam	TN21 0JF	Horam	0.42	8 dwellings	Y	Y	-	-	SELECT

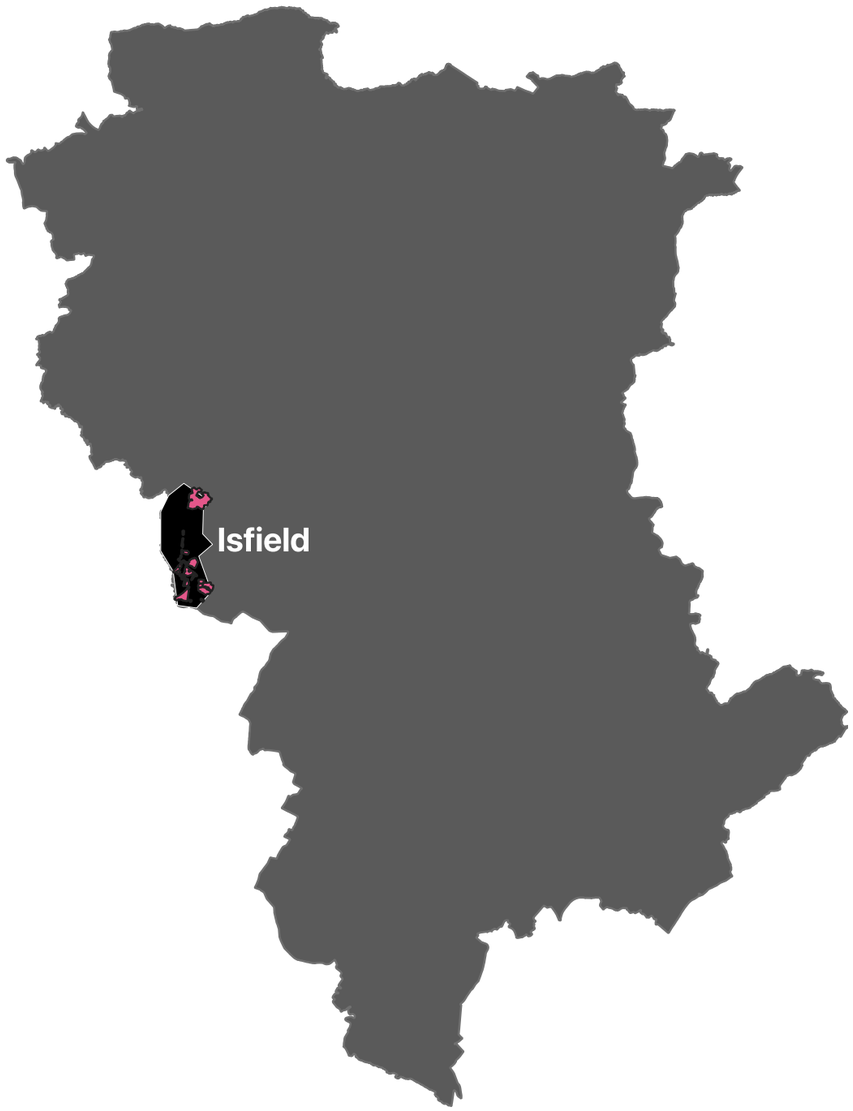
13.5 SA of Site Allocations

HORAM		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
875/3030	Coxlow Farm, Horam Road, Horam																				
920/3030	Land at Great Easterfields, Chiddingly Road, Horam																				
960/3030	Clearview Farm, Chiddingly Road, Horam																				
1062/3030	Land adjoining Discovery Way and Village Hall, Horam																				

SITE ASSESSMENTS : HORAM

SUMMARY OF FINDINGS

Ref. No.	Site Status	Commentary
875/3030	SELECT	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The development proposes c. 750 homes, which would make a significant contribution to the District's housing need as well as 4,000sqm of employment space and 1,500sqm of community space, which will complement the new and existing development. The proposals include a new two form entry primary school on site, in the northern section of the site, which will provide greater capacity for school children in Horam in a more accessible location. The employment floor space is proposed to the south-west corner of the site, close to the A267 for connectivity to the road network, bus stops, and sitting away from residential amenities. The number and type of jobs is not known at this stage and will depend upon the type of employment use. The Cuckoo Trail bridleway adjacent to the site creates a significant opportunity for walking and safe permeability for pedestrians and cyclists, along a dedicated route to Horam village, reducing the need to travel by car but includes an area of land not included within the land ownership. The proposals include the retention of existing trees and hedgerows across large parts of the site, and ancient woodland with necessary buffer zones. Enhancements are proposed with notable areas of green space around and through the development, including a Country Park and/or public open space, in addition to recreational green space. Although the site is in a Tier 3 village without a railway station, the development would support the village with vital services and facilities to thrive and has limited impacts on the majority of sustainability objectives and is considered to broadly conform with the Spatial Strategy.
920/3030	SELECT	The site is selected for allocation as it will make a positive contribution to meeting the District's housing needs. The site is located within the proposed development boundary and therefore in accordance with the Spatial Strategy. The application of relevant policies in the Plan will ensure mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to take account of the biodiversity value of the site, ensuring appropriate buffers are in place, that the ecological value of the site is not compromised, and appropriate mitigation measures are implemented to provide no net loss of biodiversity.
960/3030	SELECT	The site is selected for allocation as it will make a positive contribution to meeting the district's housing needs. The site is located within the proposed development boundary and therefore in accordance with the spatial strategy as a whole. The application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to take account of the biodiversity value of the site, ensuring appropriate buffers are in place, that the ecological value of the site is not compromised, and that appropriate mitigation measures are implemented to provide no net loss of biodiversity. It is acknowledged that the current vehicular arrangements need improvement, and that previous planning applications have been refused and dismissed on appeal for the site. However, the allocation proposes a significantly lower quantum of development, which will allow other constraints to be overcome.
1062/3030	SELECT	The site is an undeveloped parcel of land with residential development to the north of the site and on the opposite side of the A267 to the east. Horam Village Hall lies to the south, and employment units to the west. The site is located within the proposed development boundary of Horam, which is considered a sustainable settlement according to the Council's settlement hierarchy and conforms with the Spatial Strategy for development as it benefits from pedestrian accessibility to public transport links and services and facilities. The site is allocated for 10 (net) dwellings, which has the potential to contribute positively to the District's identified need, and the vitality and viability of the settlement. The site is greenfield and is predominantly enclosed along its southern, eastern, and northern boundaries by hedgerows and trees. There is a large pond surrounded by mature trees in the north-western corner of the site, which would need to be retained and protected as part of any development. The site does not benefit from existing vehicle and/or pedestrian access, and these would need to be provided as part of any development. The site appears to be of low sensitivity to small-scale residential development due to its proximity to the A267 and surrounding land uses, including residential development and its development would be seen as a natural extension. Therefore, small-scale residential development is likely to be acceptable, subject to design/layout, the creation of suitable access and the provision of appropriate landscape and noise buffering..



14 ISFIELD

14.1 Parish Overview

14.1.1 Isfield, located 3.4 miles to the south-west of Uckfield, is a relatively small linear settlement which has developed along the minor C9 road, extending north west from the A26 Uckfield to Lewes road.

14.1.2 Isfield is situated within attractive open countryside east of the River Ouse and south of the River Uck. The village comprises three distinct areas separated by tracts of open countryside, which provide long distance views out of the village enhancing its rural setting. The northern part of the village consists mainly of frontage development, whereas the central area has some cul-de-sac development at Northfield Cottages. The completion of the housing development at Tile Barn Farm has further consolidated development in this part of the village. The southern part of the village is larger by comparison, having grown around the railway station.

14.2 Transport

14.2.1 Whilst there is no railway station at Isfield, it can be reached via the Brighton and Hove number 29 bus within 9 mins, however this is a 14 min walk to the nearest bus stop.

14.2.2 The Brighton and Hove number 29 bus provides frequent half hourly services between Tunbridge Wells and Brighton 7 days a week and includes evening services. Journey times are:

- To Uckfield – approx. 8 mins
- To Lewes – approx. 11 mins
- To Eastbourne – approx. 8 mins
- To Tunbridge Wells – approx. 54 mins
- To Brighton – approx. 52 mins

14.2.3 The bus service provides good accessibility to services and facilities in other towns (including education in Uckfield) as well as onward journeys.

14.3 Facilities and Services

14.3.1 Isfield offers a limited number of services and facilities to the residents and wider rural area including a church, a pub, a village hall, a recreation ground and farm shop.

14.3.2 The nearest primary school is in Little Horsted (1 Mile away), the nearest pre-school and secondary school is in Uckfield (3.1 miles away). Uckfield is the closest town and offers a wide range of services and facilities including retail, medical, train services to London and leisure.

14.3.3 Community facilities include:

- St Margaret's Church
- Halfway House pub
- Isfield Village hall
- Isfield Recreation Ground
- Allotments

14.3.4 There are no business / industrial areas in the village but there are employment opportunities in Uckfield.

14.4 Environmental Designations

14.4.1 Plashett Wood Ancient woodland and SSSI to the south east of the village. Other environmental designations include:

- Ancient woodland scattered throughout the parish
- Mid Ouse Flood Zone BOA adjacent to the south west edge of the village
- River Uck and its Headwaters BOA adjacent to the north edge of the village
- Various LWS to the west

14.4.2 The village has no conservation area but there are 21 Grade II listed buildings, 1 Grade II* listed building and 1 Grade I listed building.

ISFIELD

424/3040
425/3040
423/3040
503/3040
414/3040
426/3040
777/3040
1143/3040
1123/3040
1138/3040
420/3040
422/3040
404/3040
413/3040
087/3040
1140/3040
408/3040
057/3040
648/3040
Isfield
1133/3040
1118/3040
1105/3040
314/3040
1119/3040
355/3040
104/3040
185/3040
A26

KEY

- Suitable Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 0.25 0.5 km

SITE ASSESSMENTS : ISFIELD

ISFIELD SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
413/3040	Holly Gap Farm. Station Road, Isfield	TN22 5XB	Isfield	8 .49	10 dwellings	Y	Y	-		Suitable
1143/3040	Land to rear of Sandpit Cottage, Station Road, Isfield	TN22 5EY	Isfield	0.86	10 dwellings	Y	Y	-		Suitable

14.5 SA of Site Allocations

ISFIELD		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
413/3040	Holly Gap Farm. Station Road, Isfield																				
1143/3040	Land to rear of Sandpit Cottage, Station Road, Isfield																				

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
413/3040	SELECT	The site is located at the eastern edge of Isfield, which is considered a 'sustainable settlement' for development, containing the services, amenities and public transport options required to support development. The development of this site for housing will need to consider provision of an upgraded vehicular access from Station Road to west and improvements to pedestrian footpaths along Station Road. The site will also be required to take into consideration the impact of development upon the Grade II Listed Building to the north west and the PRoW network that surrounds the site. The development of the eastern parts of the site for housing will have a detrimental impact upon the wider landscape, particularly as this site part of the site is elevated and provides far reaching views towards the High Weald National Landscape and South Downs National Park (SDNP). The northern part of the site also fails to be connected to the village and public transport options, due to lack of a footway in this location. The development of the south western part of the site will have a lesser impact and be better related to the existing built form of the settlement. The south western part of the site is well enclosed within the existing built form and is allocated for 10 (net) dwellings.
1143/3040	SELECT	The site has been selected for allocation as the site it is on brownfield land and the scale of the existing buildings on site are significant and their replacement with residential dwellings could provide a benefit in terms of visual impact, which will make the best use of the previously developed site. The provision of suitable access to the site will be supported by the provision of a transport assessment to demonstrate that an upgraded vehicular access can be provided to the site from Station Road. The Local Highway Authority noted that the access can support the two-way flow of traffic. However, it will be beneficial if the footway to the south continued into the site for a short distance, if development is to proceed. Furthermore, the site's location within the proposed development boundary for Isfield will mean that delivering residential development on this site will conform with the Spatial Strategy for development as it is within a sustainable settlement.

15 LITTLE HORSTED



15.1 Parish Overview

15.1.1 Little Horsted is a small village located approximately 2 miles south of Uckfield, on the A26. There is a Site of Special Scientific Interest partly within the parish. Plashett Park Wood is a site of biological importance as an area of ancient woodland, which provides a habitat for a variety of breeding birds plus a number of rarer invertebrates and flora.

15.2 Transport

15.2.1 There is no railway station at Little Horsted, the closest being in Uckfield, however, the village is served by a frequent half hourly bus service to Uckfield 7 days a week, including evening services. The bus service is the Brighton and Hove Bus number 29 between Tunbridge Wells and Brighton. Journey times to Uckfield are approximately 5 mins. The village is not on a designated cycle route or walking trail.

15.3 Facilities and Services

15.3.1 The village is primarily residential in nature with very few services and facilities, although it does have a pre-school/ nursery, primary school and church. Uckfield is the closest town and offers all amenities including secondary schools, retail, medical and leisure.

15.3.2 Community facilities include:

- St Michael and All Angels Church
- Little Horsted Church of England Primary School
- Little Horsted Church of England pre-school/nursery

15.3.3 There are no business / industrial areas in the village although there are employment opportunities in Uckfield.

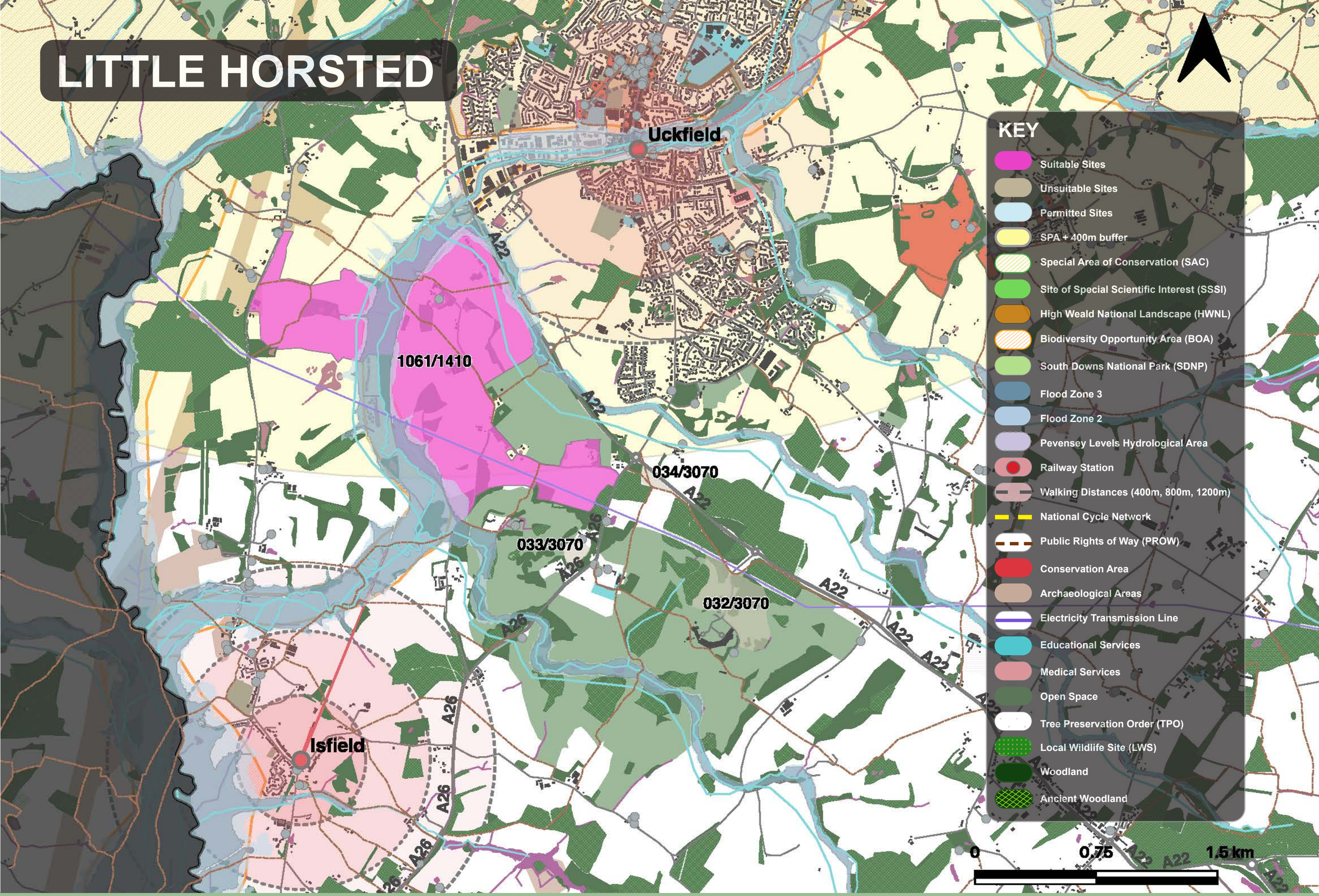
15.4 Environmental Designations

15.4.1 Environmental designations include:

- Ancient woodland scattered throughout the parish, some in close proximity to the village
- Walk Shaw
- Round Wood
- Hungerhale Wood
- Long Wood
- Plashett Park Wood

15.4.2 There is no Conservation Area but there are 3 Grade II listed buildings.

LITTLE HORSTED



SITE ASSESSMENTS : LITTLE HORSTED

LITTLE HORSTED SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
1061/1410	Land at Owlsbury Farm, Lewes Road, Uckfield	TN22 5TJ	Uckfield	167.22	1300 dwellings & associated development Planning App WD/2025/0922/MEA	N	N	P	Y	Select

15.5 SA of Site Allocations

LITTLE HORSTED		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
1061/1410	Land at Owlsbury Farm.Lewes Road,Uckfield																				

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
1061/1410	SELECT	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The site comprises c.167 ha of greenfield land, mainly in agricultural use. The development proposal is for a new neighbourhood of c.1,700 dwellings, a new 60ha SANGs, employment floorspace, new and enhanced walking and cycling infrastructure, new community infrastructure and education infrastructure (including a new two form entry primary school and pre-school nursery) and is the subject of planning application **WD/2025/0922/MEA**. The site area has been reduced to 140.69 ha. to avoid ecological and heritage impacts. As a result, it is considered that site is only suitable for c.1300 dwellings owing to the site constraints, and has been assessed on this basis. Development of the site will introduce significant built form into a largely rural area. Development should focus on the eastern areas of the site, which are less sensitive and relate better to the existing settlement pattern. The proposals have been amended to avoid the south-east of the site to limit the perception of coalescence between Uckfield and the smaller village of Little Horsted and to maintain the rural character of outward views from Horsted Place Registered Park and Garden and other listed buildings. The site is detached from Uckfield to the east by the A22 and its local services, facilities and public transport. The proposals seek to maximise opportunities to link and connect to existing settlements, as well as existing and future employment hubs in Uckfield at Bellbrook Industrial Estate and the new Ridgewood Employment Area. Uckfield is classed as a Type 1 settlement (Town) within the settlement hierarchy, with its own mainline railway station and frequent bus services to key towns outside of the District, as well as bus services between smaller settlements. New pedestrian crossings across the A22 single carriageway are proposed, to improve connectivity to Uckfield, although it has not yet been fully established if this achievable, given the potential need for third party land and agreement from the Local Highway Authority. The potential to deliver a pedestrian / cycle bridge is also being considered. Walking and cycling connections are proposed to Uckfield centre and rail station, within a 30-minute walk or 10-minute cycle, including proposals for a dedicated 1.5km Active Travel route. The proposals seek to safeguard the Lewes to Uckfield rail route along the old, dismantled railway. The site is in general conformity with the Spatial Strategy, providing a significant extension to an existing sustainable settlement, supported by necessary infrastructure and facilities.

16 MARESFIELD



16.1 Parish Overview

16.1.1 Maresfield is a relatively large village located about a mile to the north-west of Uckfield and is primarily residential in character. The village, now bypassed, has developed from an historic core to the north and west of the former A272 and A22 routes.

16.1.2 The village is bounded to the south and east by open countryside of the Low Weald while to the north and west, areas of open land, mature tree cover and scattered dwellings display a strong rural character.

16.1.3 The historic core of the village is located around the junction of London Road and Batts Bridge Road where several of the fine old buildings date from the 17th and 18th Centuries. The special architectural and historic character of the centre of the village has been recognised by its designation as a Conservation Area.

16.1.4 Maresfield Park is an extensive area of low density housing to the north-west of the village centre where large detached properties in extensive curtilages, together with mature tree cover and landscaping, create a high quality parkland environment.

16.1.5 In contrast, development to the north of Batts Bridge Road has been in the form of an in-depth estate, originally of local authority housing, whereas to the south of the road, more limited cul-de-sac development has taken place.

16.2 Transport

16.2.1 There is no railway station at Maresfield, although Uckfield train station is around 2.3 miles away and can be reached via the Compass Travel number 31 or 31A bus in approximately 9 mins. The 31 / 31A runs between Uckfield and Cuckfield, with stops at Newick, North Chailey and Haywards Heath. There are no evening services.

16.3 Facilities and Services

16.3.1 Maresfield has a range of local services and recreational facilities including a primary school, pre-school/nursery, village store, post office, church, pub, village hall and recreation ground. Secondary school provision is in Uckfield, as are a wider range of retail and leisure facilities and medical services.

16.3.2 Community facilities include:

- Post Office
- St Bartholomew's Church
- Chequers pub
- Maresfield Village Hall
- Maresfield Recreation Ground and Play Area
- Wealden Indoor Bowls Centre
- Maresfield Tennis Club
- Parklands Play Area
- The Forest Vet
- Women's Institute
- Bonners Church of England Primary School
- Bonners Preschool

16.3.3 Employment opportunities are provided at Ashdown Business Park, Maresfield.

16.4 Environmental Designations

16.4.1 Environmental designations include:

- Ancient woodland scattered throughout the parish
- Western Ouse Streams and Ashdown Forest BOA surrounds the village and adjoins the western edge of the settlement as well as encroaching into parts of the south and east of the village.

16.4.2 There is a Conservation Area centred on the junction with the High Street, Underhill and Batts Bridge Road. There are 21 Grade II listed buildings, 1 Grade II* listed building and 1 Grade I listed building.

MARESFIELD

022/1935
811/3180
1009/1840
638/3180
607/3180
650/3180
1219/1630
1127/3120
1001/3120
1210/3120
1000/3120
1279/3120
1176/1990
958/3120
713/3120
403/3120
550/3120
212/3120
720/3120
440/3120
918/3120
1111/3120
980/3120
1110/3120
Buxted

A22
A26
A272

KEY

- Suitable Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 0.75 1.5 km

SITE ASSESSMENTS : MARESFIELD

MARESFIELD SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
212/3120	Land south of Maresfield, A22, Maresfield	TN22 2EE	Maresfield	14.06	185 dwellings (total with 440/3120 below)	Y	Y	-	-	Select
440/3120	Land at Mill House Farm, London Road, Maresfield	TN22 2ED	Maresfield	10. 23	60 dwellings. PP for 25 dwellings on NE area WD/2022/0480/MAO	Y	Y	-	-	Select
980/3120	Land south of Ashdown Business Park, Michael Way, Maresfield	TN22 2HN	Maresfield	38.95	employment only, OPA WD/2022/3319/MAO	N	N	P	?	Select
1000/3120	Land east of Top Drive, Maresfield Park, Maresfield	TN22 3ER	Maresfield	1.59	10 dwellings	N	N	P	Y	Select
1279/3120	Stumblewood, The Drive, Maresfield Park		Maresfield		10 dwellings	-	-	-	-	Select

16.5 SA of Site Allocations

MARESFIELD

Sustainability Objectives

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
212/3120	Land south of Maresfield, A22, Maresfield																				
440/3120	Land at Mill House Farm, London Road, Maresfield																				
980/3120	Land south of Ashdown Business Park, Michael Way, Maresfield																				
1000/3120	Land east of Top Drive, Maresfield Park, Maresfield																				
1279/3120	Stumblewood, The Drive, Maresfield Park																				

SITE ASSESSMENTS : MARESFIELD

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
212/3120	**SELECT**	The site has been selected for allocation for development. The southern part of the site, outside of the Maresfield Conservation Area is considered suitable for residential development, as it would not be out of keeping with the new residential developments adjacent to the northwest, northeast and east of the site. The site conforms with the Spatial Strategy, located within the proposed development boundary for Maresfield, and has access to sustainable transport and services on Maresfield High Street. Development of the site has the potential to provide at least 20% BNG on the site and provide a suitable buffer around the ancient deciduous woodland located in the southern corner of the site.
440/3120	**SELECT**	The land within the site that is north of the Shortbridge Stream has been selected for allocation for development. This part of the site has existing vehicle and pedestrian access from School Hill to the east, although, this access now passes through land with planning permission for residential development (**WD/2016/0116/O)**, there is potential to connect through this development. Although the centre of the site has surface water flood risk and is within Floods 2 and 3 following the Shortbridge Stream, the size of the proposed development north of the stream will allow for suitable mitigation for surface water flood risk to be implemented. The part of the site north of the Shortbridge Stream conforms with the Spatial Strategy as it is located within of the proposed development boundary for Maresfield and has access to sustainable transport and services on Maresfield High Street.
980/3120	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The site will provide a positive impact in meeting the overall employment need for the District. The Draft Plan acknowledges that larger employment developments within the District should be located within the A22/ A26/A27 road corridor, including the area of the existing Ashdown Business Park. The draft Policy EC2 also states that existing strategic employment sites, premises and floor space will be safeguarded against loss to other non employment uses. The development could affect key landscape features such as: areas of priority habitat; wooded stream valleys; historic field patterns; rural character with areas of tranquillity and the role the landscape provides in preventing coalescence between Maresfield and Uckfield. The site is well enclosed by trees to the south along the frontage to the A272 and would be a continuation of the existing Business Park to the north. The landscape impact from development is likely to be limited provided the screening along the site boundary is maintained to help reinforce the character and appearance of the local landscape. It is understood that PFAS may be present on the site as a result of fire training facilities located adjacent to the proposed development area, which could impact upon groundwater beneath the site. A PFAS controlled Water Screening Assessment has been prepared, which shows the risk to be low and manageable in the worst case scenario. There is no railway station at Maresfield, the closest is Uckfield approx. 1.8 miles south of the site, which is accessible via the bus service from the Ashdown Business Park. A new vehicular access will also be required to accommodate development. The site currently has no pedestrian access or pedestrian connectivity with the bus stop at the Ashdown Business Parks. Further assessment is required to determine the capacity of the existing transport infrastructure and what infrastructure is needed to make the local transport network sufficient to accommodate the scale of development proposed. Highway improvements have been identified, including for non-car modes of transport, which include enhancements to routes from the site into Uckfield, via Maresfield and Ringles Cross. Further improvements to the existing bus services may also need to be considered. The proposals conform with the Spatial Strategy.
1000/3120	**SELECT**	The site is in a relatively sustainable location, subject to safe pedestrian and vehicular access being established, and is relatively close to services and facilities in Maresfield including public transport. It is within an existing dispersed, low density settlement pattern north of Maresfield and has a visually enclosed character, with moderate levels of tranquillity. Small-scale, low-density development would not be at odds with the existing settlement pattern in this location.
1279/3120	**SELECT**	The site is located to the north of Maresfield, which is considered a 'sustainable settlement' according to the Council's draft settlement hierarchy. The site is assessed for the provision of 10 dwellings which would make a positive contribution to the District's identified housing need. The site is in a relatively sustainable location, subject to safe pedestrian and vehicular access being established and is relatively close to services and facilities in Maresfield including public transport. It is within existing dispersed, low density settlement pattern north of Maresfield and has a visually enclosed character, with moderate levels of tranquillity. Small-scale, low-density development would not be at odds with the existing settlement pattern here. Development will need to undertake an Appropriate Assessment as the site is within 7km of the Ashdown Forest SPA / SAC.

17 NINFIELD



17.1 Parish Overview

17.1.1 Ninfield is a village located approximately 3.7 miles to the north-west of Bexhill at the junction of the A271 to Hailsham and the A269 from Bexhill and Battle. The village is mainly residential in character and developed along the High Street and Manchester Road, giving the village a predominantly linear form. However, estate development has consolidated the settlement between these roads, and to the west of Church Lane and Lower Street.

17.2 Transport

17.2.1 There is no railway station at Ninfield, the closest station are in Battle or Bexhill. Both stations provide a service to Eastbourne and Hastings providing access to Brighton, Tunbridge Wells and London.

17.2.2 The village has a bus service running Monday to Saturday providing access to Bexhill, Eastbourne and Tunbridge Wells, although there are no evening services, with the last bus leaving Eastbourne at 6.13pm. The bus service is the Stagecoach number 98 service between Hastings and Eastbourne, which also provides school time services to Hailsham.

17.3 Facilities and Services

17.3.1 The village has a number of services and facilities including a primary school, GP, village shop, pre-school/ nursery, post office, church, pub, village hall, recreation ground and allotments. The nearest secondary school is in Bexhill, along with a range of shops and leisure facilities.

17.3.2 Community facilities include:

- Ninfield Village Stores & Post Office
- Ninfield Surgery High Street
- Ninfield Church of England Primary School
- Muddy Boots Snowdrop Group (pre-school/nursery)
- St Mary the Virgin Church
- Blacksmiths Inn
- Ninfield Methodist Church
- Ninfield Memorial Hall
- Ninfield Recreation Ground
- The Reading Room
- Ninfield Allotments.

17.3.3 There are no business / industrial areas in the village.

17.4 Environmental Designations

17.4.1 The High Weald National landscape (HWNL) lies to north of village. Other environmental designations include:

- Ancient woodland scattered throughout the parish and in close proximity to village edge
- Combe Wood
- Church Wood
- Ninfield Reservoir LWS

17.4.2 There is no Conservation Area, however, there are 12 Grade II listed buildings, 2 Grade II* listed buildings and 1 Grade I listed building.

NINFIELD

1160/3170
601/3170
165/3170
098/3170
1244/3170
739/3170
474/3170
986/3170
073/3170
1251/3170
372/3170
987/3170
552/3170
972/3170
984/1630
012/1630
983/1630
1293/1630

KEY

- Suitable Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 0.5 1 km

SITE ASSESSMENTS : NINFIELD

NINFIELD SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
098/3170	Land adjacent to Ninfield Reservoir, High Street, Ninfield	TN33 9LA	Ninfield	0.82	20 dwellings	Y	Y	-	-	Select
1293/1630	Land at The Croft, Ninfield Road, Lundsford's Cross (NEW)	TN33	NInfield	20.46	c.330 dwellings	-	-	-	-	Select

17.5 SA of Site Allocations

NINFIELD		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
098/3170	Land adjacent to Ninfield Reservoir, High Street, Ninfield																				
1293/1630	Land at The Croft, Ninfield Road, Lunsford's Cross (NEW)																				

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
098/3170	SELECT	The site is taken forward for allocation for 20 (net) dwellings. The site is located within the built-up settlement of Ninfield, which is considered a 'sustainable settlement' according to the settlement hierarchy and lies within the proposed development boundary for Ninfield. The site conforms with the Spatial Strategy, as it is within a sustainable settlement and has good access to public transport and the services and facilities in Ninfield. As the site is located within the Ninfield Reservoir Local Wildlife Site, great care would be required with design, and mitigation likely to be needed. This site has good hedge and tree enclosure, and development should not have an adverse impact on the wider landscape due to the site's location surrounded by existing residential development.
1293/1630	SELECT	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The site is c. 20.46 ha. part agricultural/ part residential land, located adjacent to A269 Ninfield Road, with the southern boundary of the site abutting the shared boundary of Wealden and Rother Districts; the site's eastern boundary is adjacent to Peartree Lane. The site is adjoined by mixed uses including residential dwellings on Ninfield Road to the west, and existing employment uses to the north. The proposal is for c. 330 homes on c.10.87 ha, as well as 0.68 ha employment use; community uses; up to 2FE Primary school; and 9.6 ha green infrastructure. The Development will make a significant positive contribution to the District's housing need, including c. 5% for self build/custom build. As well as the site being well related to the existing development and amenities at Lunsford's Cross, the site has potential to complement the planned growth at the North Bexhill Growth Area across the administrative boundary in Rother District. The emerging Rother Local Plan has allocated Land south of Ninfield Road at High House Farm and Chestnut Meadows (RDC site ref BX39) for 335 dwellings including affordable housing provision. A phase two application is also proposed for 136 dwellings and mixed use on the frontage to Ninfield Rd. The site can accommodate 1.84ha of land for a 2FE primary school to the east of the site where the boundary meets Peartree Lane, which could provide additional capacity for the adjacent development in Rother District. The proposed development will create two new accesses into the site, replacing existing accesses onto the Ninfield Road. Opportunities for active travel will also be optimised through the creation of a new pedestrian access, crossing, and extension to the existing footway on Ninfield Road. The site is identified as a site of moderate-high landscape sensitivity and will need to provide suitable mitigation measures. It is recommended that development is focused along Ninfield Road at the highest point of the site to fit in with the ribbon development along Bexhill Road and keep development off the valley sides, retaining long distance views to the South Downs National Park. Detailed proposals for the site have not been provided and suitable mitigation measures will need to be identified as part of the detailed design.

19 POLEGATE



19.1 Parish Overview

19.1.1 Polegate is situated between Hailsham and Eastbourne and is located around the interchange linking East/West and North/South road links. Polegate supports the only traditional High Street in the area of Polegate, Willingdon and Stone Cross, although shopping provision is dominated by nearby Eastbourne.

19.2 Transport

19.2.1 Polegate is home to a railway station, which links Eastbourne to Lewes and then onto Brighton and London. Although there are a number of visits to the town to use the railway station, it has not demonstrably had a positive impact on the economy and in particular retail.

19.2.2 The town is also served by a number of frequent bus services, providing access to and from surrounding areas including the Stagecoach number 51 between Heathfield and Eastbourne and the number 98 between Hastings and Eastbourne. These are regular and frequent services and provide access to and from Hastings, Bexhill, Ninfield, Herstmonceux, Willingdon and Eastbourne (the 98) and Heathfield, Hellingly, Hailsham and Eastbourne (51). The number 51 provides evening services from Eastbourne to Polegate, with the last bus leaving Eastbourne at 11.10pm. The last number 98 back from Eastbourne is at 6.13pm.

19.2.3 Polegate is also located on the Cuckoo Trail and National Cycle Network Route Number 21.

19.3 Facilities and Services

19.3.1 Polegate has a good number and range of facilities for local residents and visitors including a primary school, nursery, GP, various convenience stores and retail (comparison, specialist, and essential), 2 supermarkets, pharmacy, dentist, post office, banks, church, pub, village hall, recreation space, cafes and restaurants

19.3.2 Community facilities include:

- Post office
- Banks
- Café/Restaurants/Tea Rooms/Coffee Shops
- Allotments
- Polegate Community Association (community hall)
- Church
- Pub
- Dentist
- Pharmacy
- Manor Park Medical Centre, High Street
- Downlands Medical Centre 77 High Street
- Polegate Primary School

19.3.3 Employment opportunities are provided at Chaucer Industrial Estate and Chaucer Business Park

19.4 Environmental Designations

19.4.1 The Pevensey Levels SAC, SSSI and Ramsar site are to the north east of the town. Other environmental designations iinclude

- Ancient woodland scattered throughout the parish
- Pevensey Levels BOA to the north and north east of the town, extends slightly into the north eastern part of the town (just after the A27 roundabout)
- Eastbourne Marshes BOA to the south west of the town

19.4.2 There is no Conservation Area or listed buildings.

POLEGATE

833/1310
1209/1510
939/1510
1066/1510
896/1510
1071/1510
711/1510
856/1510
719/1510
204/1510
872/1510
871/1510
1069/1510
257/1510
241/1510
457/1510
193/1510
255/1510
1169/1510
622/1510
463/1510
1065/1510
1068/1510
967/1510
Polegate
518/1510
271/1510
048/1510
772/1510
1072/1510
120/1510
261/1510

A22
A27

KEY

- Suitable Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 0.25 0.5 km

SITE ASSESSMENTS : POLEGATE

POLEGATE SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
120/1510	Hindsland Fields (east), Eastbourne Road, Polegate	BN20 9NU	Polegate	1.15	30 dwellings	Y	Y	-	-	Select
261/1510	Hindsland Fields (west), Eastbourne Road, Polegate	BN20 9NU	Polegate	1.84	60 dwellings	Y	Y	-	-	Select
518/1510	Former Waterhouse Coaches site,Dittons Road, Polegate	BN26 6JG	Polegate	0.36	8 dwellings	Y	Y	-	-	Select
622/1510	Land at Royal Mail Delivery Office, 74 High Street, Polegate	BN26 6AA	Polegate	0.14	8 dwellings	Y	Y	-	-	Select
896/1510	Land at North Polegate	BN26 6QN	Polegate	58.39	employment only OPA WD/2023/0260	N	N	P	P	Select
967/1510	Polegate Station Car Park (Site 2), High Street, Polegate	BN26 6GB	Polegate	0.24	with site 1068/1510	Y	Y	-	-	Select
1068/1510	Polegate Station Car Park (Site 1), High Street, Polegate	BN26 6DU	Polegate	0.76	25 dwellings	Y	Y	-	-	Select

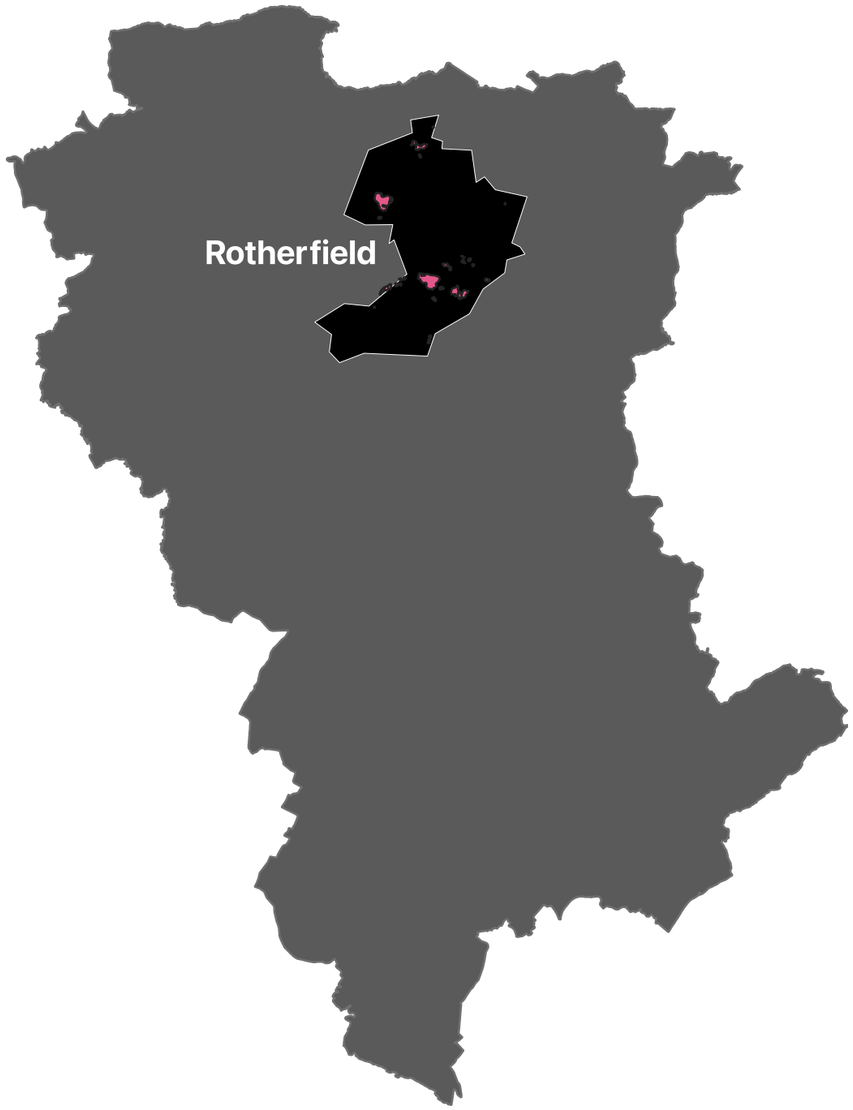
19.5 SA of Site Allocations

POLEGATE

		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
120/1510	**Hindsland Fields (east), Eastbourne Road, Polegate**																				
261/1510	Hindsland Fields (west), Eastbourne Road, Polegate																				
518/1510	Former Waterhouse Coaches site,Dittons Road, Polegate																				
622/1510	Land at Royal Mail Delivery Office, 74 High Street, Polegate																				
896/1510	Land at North Polegate (Employment)																				
967/1510	Polegate Station Car Park (Site 2), High Street, Polegate																				
1068/1510	Polegate Station Car Park (Site 1), High Street, Polegate																				

SITE ASSESSMENTS : POLEGATE

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
120/1510	**SELECT**	The site is taken forward for allocation for 30 (net) dwellings. The site lies within close proximity to a sustainable settlement, with built form existing or approved around it. The site does not benefit from an existing vehicular access and therefore delivery would be dependent upon securing vehicular and pedestrian access via third party land. Other potential housing sites in the immediate vicinity have been identified as suitable and this land could be considered comprehensively with those other sites. In particular, access to the site would ideally be achieved through the adjacent SHELAA site **180/1510**, the existing access to which will need to be significantly upgraded in order to facilitate the level of vehicle movements and provide improved pedestrian links onto the Eastbourne Road. Development is likely to require off site highway works and further transport studies will be needed to ascertain the nature and extent of these requirements.
261/1510	**SELECT**	The site is taken forward for allocation for 60 (net) dwellings. The site lies within close proximity to a sustainable settlement, with built form existing or approved adjacent. The site does not benefit from an existing vehicular access and therefore delivery would be dependent upon securing vehicular and pedestrian access via third party land. Other potential housing sites in the immediate vicinity have been identified as suitable and this land could be considered comprehensively with those other sites. In particular, access to the site would ideally be achieved through the adjacent SHELAA site **180/1510**, the existing access to which would need to be significantly upgraded in order to facilitate the level of vehicle movements and provide improved pedestrian links onto the Eastbourne Road. Development is likely to require off site highway works and further transport studies would be needed to ascertain the nature and extent of these requirements.
518/1510	**SELECT**	The site is taken forward for allocation for c. 8 (net) dwellings. The site comprises derelict brownfield land (a former depot), including a dilapidated warehouse building, which lies behind existing linear residential development along Dittons Road (B2247). The site sits adjacent to the Chaucer Industrial Estate to the east, but has its own vehicular access. Development of the site would have minimal visual impact on the wider landscape. The site is well situated within the existing built form of Polegate and benefits from its close proximity to local services, amenities and public transport. This site is considered suitable for residential development, subject to a suitable vehicular access being achieved from Dittons Road. The existing vehicular access from Dittons Road to the site is narrow but there may be improvements possible. Development will need to take into consideration the residential amenity of existing surrounding dwellings, particularly along the existing access road. Additional landscaping will also need to be provided on the eastern boundary to provide separation from the existing Chaucer Industrial Estate.
622/1510	**SELECT**	The site is taken forward for allocation for c.8 (net) dwellings. The site comprises the Royal Mail delivery office (and car park) and an existing retail unit (Kontour Cycles), which is located within the existing development boundary of Polegate close to existing services and amenities in the town centre. The site has the potential to be well integrated into the existing settlement and development would not be harmful to the wider landscape or townscape, subject to consideration of the quantum, scale, height, and form of development proposed. Consideration will also need to be given to protecting neighbouring amenities in the type and scale of development brough forward. A suitable access already exists to the site.
896/1510	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The site concerns 58 hectares of land, located to the north of Polegate. The site largely comprises agricultural land, with sporadic residential properties and some small-scale commercial uses nearby. The site is bound by the A22 dual carriageway to the west, the Cuckoo Trail to the east, and more rural roads of Bay Tree Lane and Sayerland lane to the south. The site is detached from Polegate (a sustainable settlement as defined in the Settlement Hierarchy) by the A27 and is isolated from local services, facilities, and public transport. The site is also located some distance from Hailsham to the north, another sustainable settlement, but with intervening agricultural land which provides an important gap between the two settlements. 87,000 sqm of employment space is proposed, which will have a positive contribution to Wealden's employment need. The proposals estimate 968 temporary jobs could be supported per annum during the build phase, including on-site roles and jobs in the wider supply chain. Around 1,188 full-time equivalent jobs (FTEs) are expected to be supported on-site once the scheme is built and operational. The build phase is estimated to generate around £108.4million of economic output. Once built and operational, the contribution to economic output by the scheme is estimated at £49.4million per annum. The majority of the site, to north and east, is in 'darkest sky' area, which highlights the transitionary nature of the site, between rural areas and the town of Polegate and associated highways/service areas. Development is likely to be car reliant, and will increase traffic in the area, and add to the already congested Polegate/Willingdon/A27/A22 interchange nearby the site. Development along the western and southern parts of the site is likely to experience significant noise pollution from these key transport routes. Mitigation is to be identified as part of detailed proposals. The Landscape Sensitivity Assessment 2023 assessed the site as moderately-high sensitivity for commercial/industrial development. Development should be predominantly located in south-western areas of the site to relate better to the A22 to the west and existing commercial development at Bay Tree Lane and at the nearby Cophall Services. A Landscape Strategy has been prepared. Access is proposed via Bay Tree Lane to the south, which is accessed from the A22 to the west. The existing carriageway will be realigned and a roundabout created to provide access to the Site. The LHA and National Highways have no objections to the scheme. A shuttle bus to Polegate and the railway station has been agreed, to be secured via legal agreement. The Cuckoo Trail provides access into northern part of existing settlement, for pedestrian and bikes, to include bridge across the A27. Proposal conforms with the Spatial Strategy providing employment provision in the strategic corridor A22/A27 close to Polegate.
967/1510	**SELECT**	The site is taken forward for allocation for c. 25 (net) dwellings. The site is a privately owned car park located within the existing development boundary of Polegate in the Town Centre. The site is bounded by existing residential development to the north and east, with Polegate rail station to the south and existing development on Polegate High Street to the west, which includes a retail parade. The site is centrally located within Polegate and is sustainable. The site already benefits from a suitable vehicular access and pedestrian links to the wider area. The use of the car park is predominately for those visiting Polegate Town Centre and the rail station and it would need to be demonstrated that either the car park can be preserved through a new scheme (if required) or the loss of the car park is appropriate following an parking survey in this location. If this can be demonstrated, in principle, the site is considered suitable for redevelopment, subject to careful design and safeguarding the future amenities of occupiers of the development.
1068/1510	**SELECT**	The site comprises two parcels of land to the east of the High Street, Polegate and to the north of Polegate rail station. The eastern portion is a privately owned car park, which has been assessed as part of SHELAA site 967/1510. Redevelopment of that part of the site is deemed acceptable, subject to assessment of impact from potential loss of car parking, and careful consideration of design, scale, and form of development, to protect the character of the locality and neighbouring amenities. That part of the site is allocated, as reflected in the allocation of SHELAA site 967/1510 for 25 (net) dwellings. However, the remainder of the site is rejected for allocation. The site comprises two parcels of land to the east of the High Street, Polegate and to the north of Polegate rail station. The eastern portion is a privately owned car park, which has been assessed as part of SHELAA site **967/1510**.



20 ROTHERFIELD

20.1 Parish Overview

20.1.1 Rotherfield is located in the north of the District approximately 1.2 miles to the east of Crowborough town centre and 6.2 miles to the south of Tunbridge Wells. Town Row is located to the east of Rotherfield, extending along the eastern extent of New Road.

20.1.2 The whole of Rotherfield Parish is located within the High Weald AONB and its prominent position on the northern forest ridge of the Weald affords extensive views across the surrounding countryside, enhancing its rural setting.

20.2 Transport

20.2.1 There is no railway station at Rotherfield, with the nearest in Crowborough. The village is served by a frequent hourly bus service (Mon – Sun) with journey times to Crowborough of approx. 15 mins and to Heathfield of approx. 29 mins. The bus service is the Compass Travel bus number 228 / 229 between Tunbridge Wells and Crowborough serves Rotherfield. The village is on National Cycle Network Route Number 21.

20.3 Facilities and Services

20.3.1 Rotherfield is predominantly residential in character, however, a number of shops, services and employment opportunities are provided in the village centre serving the local community. This includes a village hall, churches, a convenience store (with Post Office), primary school and a doctor's surgery.

20.3.2 Other amenities and services can be accessed in nearby Crowborough or Tunbridge Wells. The B2100 runs through the centre of the village, connecting Crowborough to Mark Cross on the A267 and further east to Wadhurst and Lamberhurst and via the B2101 with Mayfield and Heathfield.

20.3.3 Community facilities include:

- Rotherfield Surgery
- St Deny's Pharmacy 24 High Street
- Post Office
- St Denys' Church Providence Chapel
- Catts Inn
- Rotherfield Village Hall
- The Institute
- Rotherfield Recreation Ground
- Court Meadow Green
- Rotherfield Millennium Green
- Rotherfield Allotments Chant Lane
- Women's Institute
- Scouts
- Rotherfield British Legion
- Rotherfield Village Pre-school
- Rotherfield Primary School

20.3.4 There are no business or industrial premises in the village but there opportunities in Crowborough.

20.4 Environmental Designations

20.4.1 The entire village is washed over by High Weald National landscape (HWNL). Other environmental designations include:

- Medway, Ouse, Rother Watershed BOA adjoins the eastern edge of the village and encroaches into the southern part of the village
- Small blocks of ancient woodland to the south east and south west of the village

20.4.2 Rotherfield has a strong historic core with many historic Listed Buildings providing an attractive, tight knit frontage along the High Street and around the Square. St Deny's Church is Grade I Listed and is an important and prominent feature in the surrounding landscape and also provides a focal point within the village. The historic Core is designated as a Conservation Area and there are 30 Grade II listed buildings and 1 Grade I listed building.

ROTHERFIELD

Crowborough

1018/1110

005/1110

1017/1110

300/1110

1015/1110

1139/3250

583/3250

797/3250

452/3290

035/3290

1257/3250

1175/3250

456/3250

1182/3250

1197/3250

A267

A267

A267

KEY

- Suitable Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 0.25 0.5 km

SITE ASSESSMENTS : ROTHERFIELD

ROTHERFIELD SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
1257/1110	Highfields Farm, Rotherfield		Rotherfield	1.50	8 dwellings	-	-	P	?	Select

20.5 SA of Site Allocations

ROTHERFIELD		Sustainability Objectives																		
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
1257/1110	Highfields Farm, Rotherfield																				

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
1257/1110	SELECT	The site is adjacent to Rotherfield which is a sustainable settlement. It relates well to the village centre and benefits from good connection to larger settlement including via public transport. Access arrangements are acceptable. The site is located within the High Weald National Landscape and would require careful layout to ensure that the National Landscape is protected an enhanced. A reduced scheme in the western part of the site is likely to be more acceptable in that it would replace the existing building and therefore reduce their impact across the wider area.

21 UCKFIELD



21.1 Parish Overview

21.1.1 Uckfield is located within the middle of the District, to the south of Ashdown Forest on the border of the High Weald and Low Weald landscape areas. The town is located approximately 6.8 miles north east of Lewes, 8.1 miles south of Crowborough and 8.1 miles west of Heathfield. The A22 (which runs between London and Eastbourne) and the A26 (which runs between Lewes and Tunbridge Wells) is located directly to the east of the town. The cross country A272 route (which runs from Winchester to Heathfield) is situated to the north of the town.

21.1.2 Uckfield is a large linear town which has developed at the crossroads between two B roads running north-south, east-west. The historic core of Uckfield is situated at the northern end of the High Street, with a concentration of Listed Buildings resulting in historic character and also a designated Conservation Area.

21.2 Transport

21.2.1 The catalyst for development in the town, especially the southern part of Uckfield, was the arrival of the railway in 1858 providing a twin tracked line from Lewes to Uckfield. The line was later extended from Uckfield to Groombridge, providing access to Tunbridge Wells and London in 1968. In 1969, the line between Uckfield and Lewes was closed and in 1985, the line between Eridge and Tunbridge Wells. Today Uckfield benefits from a rail link to London.

21.2.2 A centrally located bus station, adjacent to the railway station, provides a transport hub with a wide range of services to neighbouring towns and villages. The town is on a designated cycle route and walking trail.

21.3 Facilities and Services

21.3.1 Uckfield has the largest town centre in the District serving both its residents and acting as a hub and service centre for a wide catchment of surrounding villages and settlements. The town centre has a good range and variety of shopping with a number of retail outlets and leisure facilities including an independent cinema and a leisure centre as well as financial services.

21.3.2 Community facilities include:

- The Meads Surgery Bell Farm Road
- Bird In Eye Surgery
- Uckfield Community Hospital
- Pharmacy
- Dental surgery
- Leisure centre
- Church
- Pubs
- Uckfield Civic Centre
- Recreation spaces
- Allotments
- Harlands Primary School
- Holy Cross Church of England Primary School
- Manor Primary School
- Rocks Park Primary School
- St Philip's Catholic Primary School
- Pre-school/nursery
- Uckfield Community Technology College

21.3.3 Business and industrial premises are provided at:

- Squires Farm Industrial Estate
- Bellbrook Industrial Estate
- Ridgewood Industrial Park
- Ashdown Business Park.

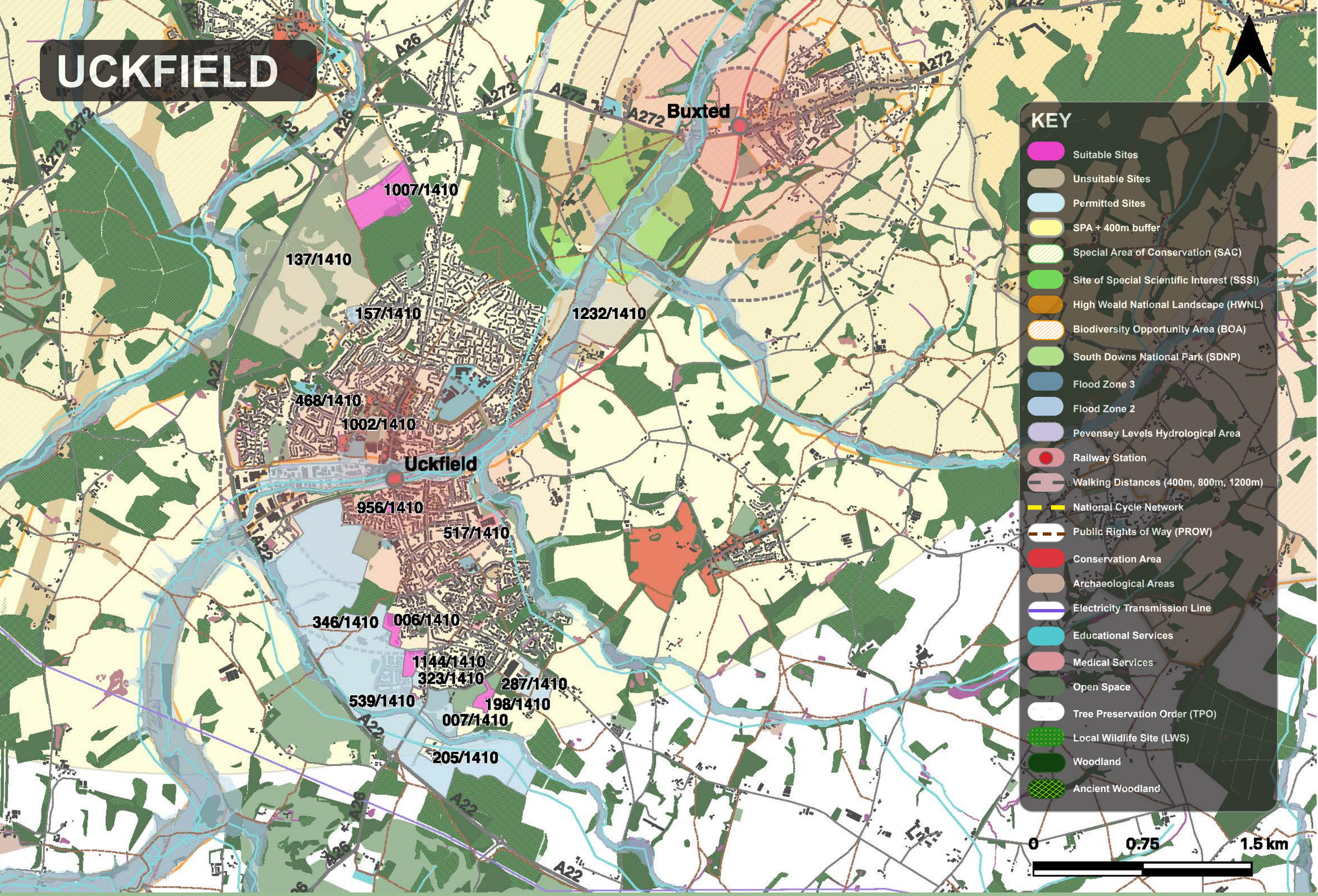
21.4 Environmental Designations

21.4.1 Environmental designations include

- Small pockets of ancient woodland within the town
- Large blocks of ancient woodland scattered throughout the Parish
- Western Ouse Streams and Ashdown Forest BOA on the north western edge of town
- West Park LWS adjoining development in Markland Way, Batchelor Way, Ellis Way etc.
- River Uck and its Headwaters BOA along the B2102 and covering part of the Bellbrook Industrial Estate (follows the path of the River Uck)

21.4.2 There is a Conservation Area and numerous listed buildings.

UCKFIELD


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Buxted
1007/1410
137/1410
157/1410
1232/1410
468/1410
1002/1410
Uckfield
956/1410
517/1410
346/1410
006/1410
1144/1410
323/1410
287/1410
539/1410
198/1410
007/1410
205/1410
KEY
Suitable Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
0.75
1.5 km

SITE ASSESSMENTS : UCKFIELD

UCKFIELD SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
006/1410	Land at Thorncrest, Lewes Road, Uckfield	TN22 5SL	Uckfield	2.13	30 dwellings	Y	Y	-	-	Select
137/1410	Land at Downlands Farm, Snatts Road (NEW)	TN22	Uckfield	80.95	c.175 dwellings	-	-	-	-	Reject
198/1410	Sunview, 46 New Road, Ridgewood, Uckfield	TN22 5TG	Uckfield	1.56	30 dwellings	Y	Y	-	-	Select
517/1410	Land rear of Oakley Court, Selby Road, Uckfield	TN22 5EB	Uckfield	0.18	6 dwellings	Y	Y	-	-	Select
539/1410	Cress Farm, 20 Lewes Road, Ridgewood, Uckfield	TN22	Uckfield		8 dwellings	Y	Y	-	-	Select
956/1410	Uckfield Police Station, New Town, High Street, Uckfield	TN22 5DL	Uckfield	0.30	10 dwellings	Y	Y	-	-	Select
1007/1410	Land at White House Farm. London Road, Uckfield	TN22 2EA	Ringles Cross	11.19	200 dwellings	Y	Y	P	P	Select
1144/1410	Land south west of Ridgedown, Lewes Road, Uckfield	TN22 5JF	Uckfield	1.87	55 dwellings	Y	Y	-	-	Select
1232/1410	Hempstead Farm, Uckfield	TN223DL	Uckfield	28.10	200 dwellings	-	-	P	P	Reject

21.5 SA of Site Allocations

UCKFIELD

		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
006/1410	Land at Thorncrest, Lewes Road, Uckfield																				
137/1410	Land at Downlands Farm, Snatts Road																				
198/1410	Sunview, 46 New Road, Ridgewood, Uckfield																				
517/1410	Land rear of Oakley Court, Selby Road, Uckfield																				
956/1410	Uckfield Police Station, New Town, High Street, Uckfield																				
1007/1410	Land at White House Farm. London Road, Uckfield																				
1144/1410	Land south west of Ridgedown, Lewes Road, Uckfield																				
1232/1410	Hempstead Farm,Uckfield																				

SITE ASSESSMENTS : UCKFIELD

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
006/1410	**SELECT**	The site is selected for allocation for 30 (net) dwellings because development here would be a continuation of the ongoing development along Lewes Road, in particular at the site west of the Uckfield and Ridgewood House. Additionally, the site is within the Uckfield proposed development boundary and the services, facilities, and public transport available within Uckfield are accessible from the site. The site is suitable for housing development, as it would be a continuation of the residential fringe to the south of Uckfield and will provide additional opportunities for both market and affordable housing to address the District's housing need. Its development will however, need to take account of the restrictions to the access and ensure the ecological value of the site is not compromised.
137/1410	**REJECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The site comprises c.80.95ha of greenfield land to the north-west of Uckfield, which is currently a mix of agricultural land and ancient woodland. The proposed development is for 175 net dwellings on the southern part of the site only. **The Landscape Sensitivity Assessment 2023** identifies the site as **moderate-high sensitivity** for medium scale residential development. The site's sensitivity is due to the concentration of historic cohesive assarts and extensive deciduous woodlands (including priority habitat woodland and large areas of ancient woodland) as well as the prominent sloping landform. There are also views into the site from the surrounding public footpaths, which increases sensitivity. Whilst the site is outside of the HWNL, it is visible from the eastern portion of the site due to the sites' elevated position in this location, indicating higher sensitivity in the east of the site. Vehicular access is proposed from the A22 by way of new junction (through area of non-Ancient Woodland) and the site promoters have indicated that the funding and operation of a community bus service to serve the development including connections to the rail station, local employment, schools and the town will be provided. The site is within 30 minutes walk of Uckfield town centre and the railway station but the pedestrian access is not considered suitable. Snatts Road runs to the south of the site with the A22 to the west. Pedestrian / Cycle links onto Snatts Road to the east, are proposed to link to the existing footway network, however Snatts Road is a steep, narrow lane with no footways and is not currently suitable for pedestrian access. Improvements to the lane are not considered possible owing to the topography and narrow width of the road and alternative mitigation measures are not considered feasible.
198/1410	**SELECT**	The site is selected for allocation for 30 (net) dwellings due to its relatively sustainable location with good access to public transport opportunities and key services within Uckfield. Additionally, the site is within the Uckfield proposed development boundary and conforms with the Spatial Strategy. The site is suitable for housing development, as it lies on the residential fringe of Uckfield, albeit separated by established allotments. Its development will provide additional opportunities for both market and affordable housing to address the District's housing need. The application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to take account of the adjacent wildlife areas, ensuring appropriate buffers are in place, ensure the ecological value of the site is not compromised.
517/1410	**SELECT**	The site comprises amenity land within the existing built-up area of Uckfield. The site is 0.18 ha in size and proposed for residential development, although the applicant has not put forward a proposed quantum of housing. The site is located within 7km of the Ashdown Forest Special Protection Area, and as such mitigation will need to be provided in the form of SANGs and SAMMs provision. There is an existing vehicular access point onto Selby Road. There are very good pedestrian links from the site into Uckfield, with footpaths along Selby Road and Framfield Road (B2102). The site gained full planning permission for 6 (net) dwellings indicating that vehicular access is possible, although this would need to be reviewed as part of any development scheme as the original permission has now lapsed.
956/1410	**SELECT**	The site is selected for allocation for 10 (net) dwellings due to its extremely sustainable location with excellent access to public transport opportunities and key services within Uckfield. Additionally, the site is within the Uckfield proposed development boundary and conforms with the spatial strategy as a whole. The site is suitable for housing development, as it lies in the centre of Uckfield, surrounded by other built form. Its development will provide additional opportunities for both market and affordable housing to address the District's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to ensure any ecological value of the site is not compromised.
1007/1410	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The site comprises 11.19 ha of agricultural fields, agricultural buildings, a residential dwelling, and a campsite. The site is located in a semi-rural location to the west of Ringles Cross in between the settlements of Maresfield, Five Ash Down and Uckfield, separated from those settlements by large ancient woodlands. Uckfield is classed as a Type 1 settlement (Town) within the settlement hierarchy, a sustainable settlement with its own mainline railway station and frequent bus services to key towns outside of the District, as well as bus services between smaller settlements. The site is opposite land which has an approved planning application for residential development (**Ref. WD/2022/0648/MAO**). The site is considered suitable for c.200 dwellings, which will make a positive contribution to the District's housing need. The site is located within 7km of the Ashdown Forest Special Protection Area, and as such mitigation will need to be provided in the form of SANGs and SAMMs provision. Biodiversity Opportunity Area 48 – Western Ouse Streams and Ashdown Forest covers the whole site. The Landscape Sensitivity Assessment 2026 identifies the site as 'moderate sensitivity' to small-scale residential development and 'moderate–high sensitivity' to medium-scale residential development. Development will need to be carefully integrated into the landscape, using green infrastructure, open space and tree planting to break up the mass of built form and reduce its visual prominence within the landscape. The site is served by an existing vehicular access on to London Road, which will require improvement to support intensification. The site is served by a regular bus service to Uckfield (c.5 mins) where there is a main line railway station. There is also a railway station at Buxted. A footpath runs along the western side of London Road past the site providing direct access to Uckfield. A lack of detail on the development proposals leads to a large degree of uncertainty on the extent of the impacts, however it is considered likely that suitable mitigation measures can be provided. The site is in conformity with Spatial Strategy located within one of the more sustainable locations and outside the High Weald National Landscape.

SITE ASSESSMENTS : UCKFIELD

SUMMARY OF FINDINGS		
1144/1410	**SELECT**	The proposal for the site is for 65 (net) dwellings. Given the constraints identified within the evidence base and SA it is considered that the site would only be appropriate for up to 55 (net) dwellings and has been proposed for allocation on this basis. The site is in a sustainable location with good access to public transport opportunities and key services within Uckfield. Additionally, the site is within the Uckfield proposed development boundary and conforms with the spatial strategy as a whole. The site would be suitable for housing development, as it lies on the residential fringe of Uckfield, albeit separated by established allotments. Its development will provide additional opportunities for both market and affordable housing to address the District's housing need. Application of relevant policies in the Plan will ensure that mitigation measures are employed to address issues such as surface water flood risk and the impact on the landscape/townscape in terms of layout and design. The development of the site will, however, need to take account of the adjacent wildlife areas, ensuring appropriate buffers are in place, the ecological value of the site is not compromised, and appropriate mitigation measures are implemented to ensure no net loss of biodiversity and a minimum 20% biodiversity net gain.
1232/1410	**REJECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The site comprises c.28.10 ha, made up of brownfield and greenfield land. The site includes Hempstead Manor Farmhouse, a Grade II listed building and a range of associated outbuildings which have been added over time. The land includes playing pitches, club house and ancillary structures associated with Uckfield Rugby Football Club. The remainder of the site is open, agricultural land, which is bisected by the River Uck. The Landscape Sensitivity Assessment 2026 identifies the site as 'high sensitivity' for medium-scale residential development. Development of the site will introduce residential development within the semi-rural fringe landscape to the north-east of Uckfield, in a location strongly influenced by the River Uck corridor, the ancient woodland of Views Wood within Manor Park, and the nationally designated Buxted Park SSSI and Registered Park and Garden. Development across the entirety of the site may cause harm to the biodiversity, landscape and heritage character of the locality. Creation of one cohesive development will be hard to achieve as a vehicular access cannot be gained easily through and across the site due to flood risk and the presence of the adjacent railway lane. A new access route and bridge over the flood plain will be needed subject to further viability testing and appropriate mitigation measures. It is recommended that development is located in the western portion of the site to avoid the ecological designations at Views Wood and the Buxted Park SSSI, however, this will require the re-provision of the existing sporting facilities and the rugby pitch in order to be acceptable in principle. The site is in general conformity with the Spatial Strategy owing to the proximity of the site to a sustainable settlement but there are questions regarding the bisection of the site by the River Uck.



22 WADHURST

22.1 Parish Overview

22.1.1 Wadhurst is a historic settlement situated to the south of Tunbridge Wells on the B2100 and 6.8 miles east of Crowborough. The settlement which includes two distinct areas is located within an attractive setting enhanced by its ridge top position within the High Weald National Landscape (HWNL).

22.1.2 Wadhurst village is centred on the former market place and Parish Church of St Peter and St Paul extending along the High Street and Lower High Street (B2099) and lies to the east of outlying settlements including Sparrows Green, Durgates and other smaller settlements. Accommodation in Wadhurst Parish is characterised by large detached and semi-detached dwellings.

22.2 Transport

22.2.1 Wadhurst has a railway station located approx. 1.5 miles north west of the town, which runs from London to Hastings. The service which is currently run by South Eastern operates a regular service. A bus service connects Wadhurst and the adjacent village of Durgates and Sparrows Green to the station.

22.2.2 Wadhurst is also served by a bus service to nearby Tunbridge Wells (the Stagecoach number 254 between Hawkhurst and Tunbridge Wells). This service operates Mon – Sat with a journey time of approx. 26 mins to Tunbridge Wells. Passengers can also reach Crowborough via Rotherfield but this involves several changes (the 254 to Sleeches Cross, the 252 to Rotherfield and then the Wealdlink Community Transport number 225 to Crowborough). This journey takes approx. 1 hour 43 mins so is unlikely to be attractive.

22.3 Facilities and Services

22.3.1 Wadhurst has a good provision of services and facilities including education provision (primary and secondary), a variety of retail stores and a doctor's surgery and pharmacy.

22.3.2 Community facilities include:

- Wadhurst Medical Group St James Square
- Wadhurst Pharmacy High Street
- Wadhurst Dental Practice
- Lantern House Dental Practice Durgates
- Post Office
- St Peter and St Paul's Church
- Church of the Sacred Heart
- Greyhound Inn
- Wadhurst Commemoration Hall
- St Georges Hall
- Wadhurst Institute Hall and Field - Playing Fields
- Turner's Green Round Oak (Allotments)
- Women's Institute
- U3A
- Wadhurst Church of England Primary School
- Sticky Fingers Childcare
- Uplands Community College

22.3.3 Business / industrial premises are provided at Durgates Industrial Estate.

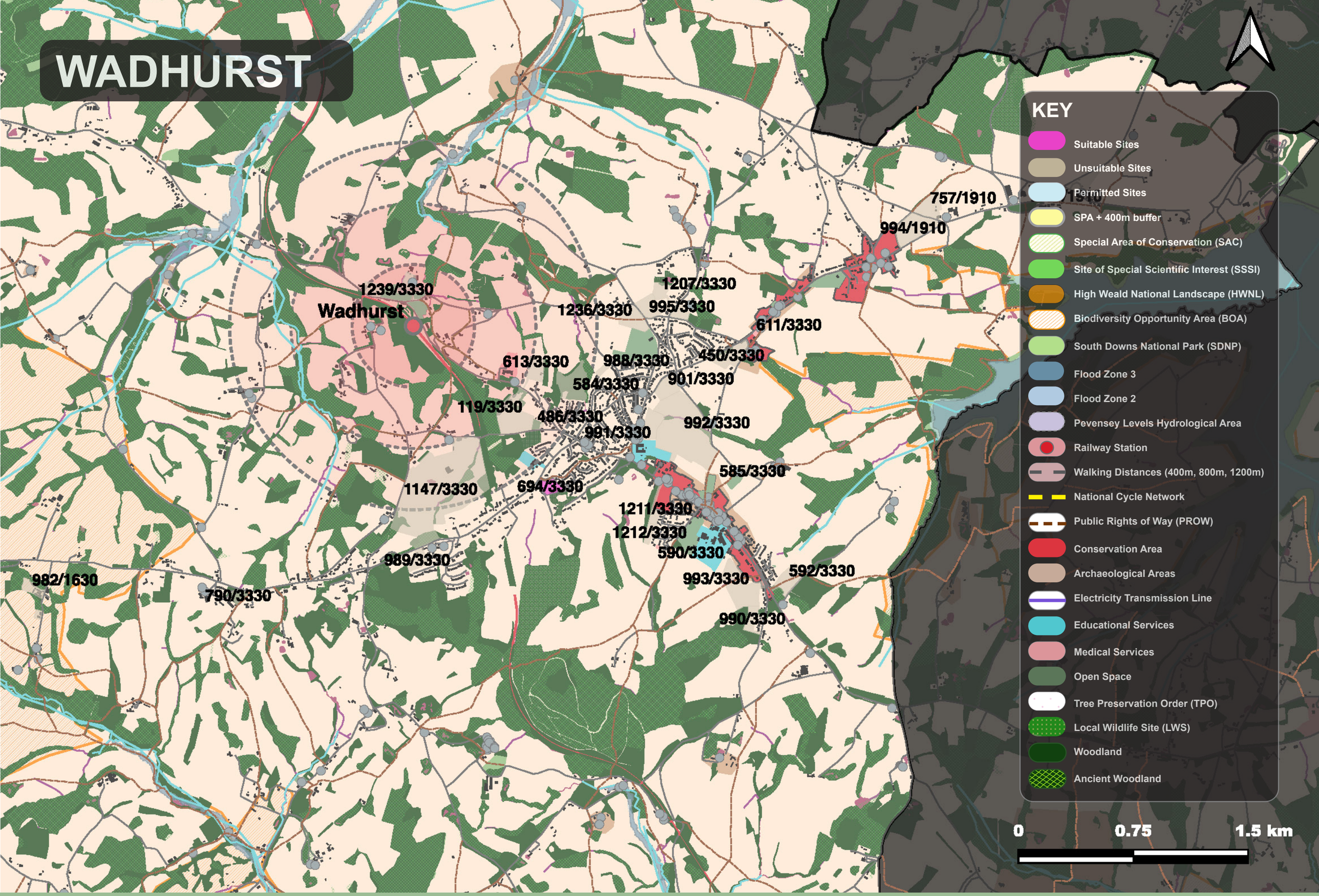
22.4 Environmental Designations

22.4.1 The entire village is washed over by the High Weald National Landscape. Other environmental designations include:

- Ancient woodland scattered around the village and throughout the parish - Beech Wood, Tapsells Wood, Pump House Shaw.

22.4.2 The village has a Conservation Area and numerous listed buildings.

WADHURST


1239/3330
Wadhurst
1236/3330
1207/3330
995/3330
611/3330
757/1910
994/1910
613/3330
988/3330
450/3330
584/3330
901/3330
119/3330
486/3330
991/3330
992/3330
585/3330
1147/3330
694/3330
1211/3330
1212/3330
590/3330
989/3330
993/3330
592/3330
982/1630
790/3330
990/3330
KEY
Suitable Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
0.75
1.5 km

SITE ASSESSMENTS : WADHURST

WADHURST SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
694/3330	Land at Windmill House, Windmill Lane, Wadhurst	TN56DJ	Wadhurst	1.14	20 dwelllings	Y	-	-	-	Select

22.5 SA of Site Allocations

WADHURST		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
694/3330	Land at Windmill House, Windmill Lane, Wadhurst																				

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
694/3330	SELECT	The site is to be allocated for 20 (net) dwellings. The site is adjacent to existing settlement on two sides (north and east) and comprises a small and open grassy field bounded by trees on one side, located within the High Weald National Landscape. The site is well located within the Durgates area of Wadhurst and is well located in relation to existing services and local facilities in Wadhurst, and also public transport options. The site has good connectivity and footways to encourage active travel. The Landscape and Visual Appraisal identifies the site as high sensitivity. Great care will be required with design, and mitigation will be needed. The TPO's are the sites main constraint and reduces the developable area of the site as these must be retained, to also conserve the character of the area.

23 WESTHAM



23.1 Parish Overview

23.1.1 Westham is a village located on the B2151 to the west of Pevensey and 3.1 miles north of Eastbourne. The village is situated on a low ridge above the Pevensey Levels and is one of the larger villages in the District. However, the Parish is larger than the settlement of Westham and also includes the settlement of Stone Cross.

23.1.2 Westham has an elevated position which offers extensive views across the surrounding flat, open countryside. To the north of the village, the wetlands of the Pevensey Levels Ramsar site and Special Area of Conservation (SAC) form an area of great landscape and wildlife value. Immediately to the east, Pevensey Castle is a scheduled Ancient Monument, while to the south there are views across the Mountney Levels towards the sea.

23.2 Transport

23.2.1 Westham has very good accessibility, with Rattle Road running through the village linking the settlement with the A259 to the east and Dittons Road (leading to the A27 and A22) to the west. The B2191 runs through the village from north to south creating strong links with Eastbourne whose boundary is located to the south

23.2.2 There is a railway station located in the south east of the village with services to Hastings and beyond to the east and westwards to Eastbourne and London. There are also several frequent bus services serving Westham most notably to Eastbourne, although it is faster to get the train to Eastbourne. The village is not on a designated cycle route or walking trail.

23.3 Facilities and Services

23.3.1 There are a number of services and facilities within Westham including a primary school, GP, convenience store, pre-school / nursery, post office, church, pub, village hall, recreation ground, café and allotments. The nearest secondary school is in Hailsham.

23.3.2 Community facilities include:

- Dr Tasharrofi and Partners Westham Medical Centre
- Post Office
- St Mary's Church
- Heron pub
- Westham Village Hall
- Butcher's Field recreation ground/open space
- Westham Allotments
- Women's Institute
- Pevensey and Westham Church of England Primary School.

23.4 Environmental Designations

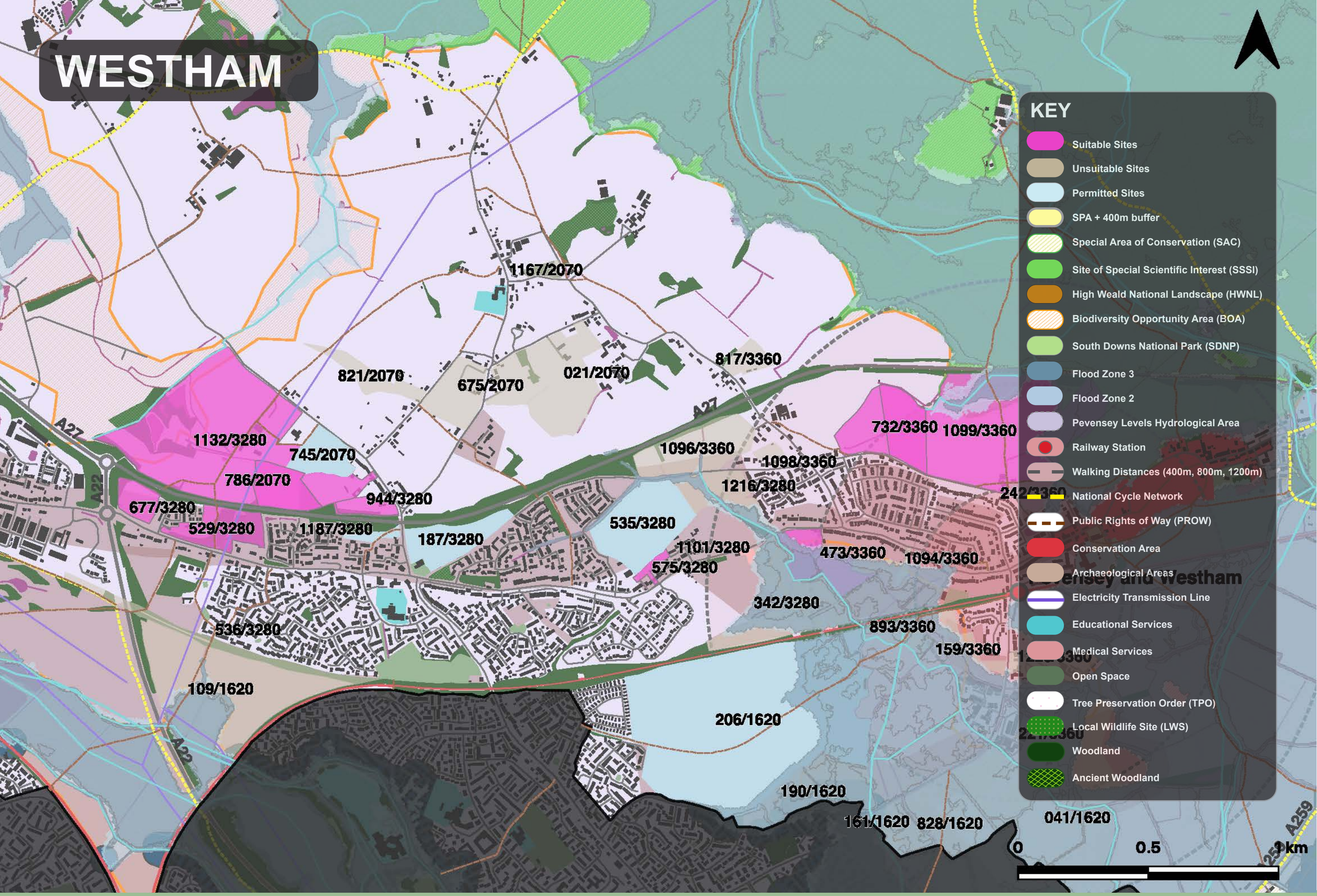
23.4.1 Pevensey Levels SAC, Ramsar and SSSI are to the north of the village. Other environmental designations include:

- Pevensey Levels BOA surrounds the village

23.4.2 Pevensey Castle is located to the east of the village and the Pevensey and Westham Conservation Area extends into the eastern edge of the village along the High Street.

23.4.3 A number of attractive Listed Buildings front the High Street between the Castle and Peelings Lane, and the special architectural and historic character of this part of the village has been recognised by its inclusion within the Pevensey and Westham Conservation Area.

WESTHAM



KEY

- Suitable Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

SITE ASSESSMENTS : WESTHAM

WESTHAM SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
473/3360	Land adjacent to125 Rattle Road, Westham	BN245DH	Westham	4.47	7 dwellings	Y	Y	-	-	Select
529/3280	Dittons Nursery, Dittons Road, Stone Cross	BN24 5EP	Stone Cross	5.94	20 dwellings	Y	Y	-	-	Select
575/3280	Land at Hazlebank, Rattle Road, Stone Cross	BN245DS	Stone Cross	0.61	8 dwellings	Y	Y	-	-	Select
677/3280	Land west of Stone Cross Garden Centre, Dittons Rd, Stone Cross	BN245EP	Stone Cross	1.97	20 dwellings	-	-	P	Y	Select
732/3360	Land north of Peelings Lane, Westham	BN245HG	Westham	4.22	60 dwellings	Y	N	P	?	Select
786/2070	Land to north of A27, Sharnfold Farm, Hailsham Road, Hankham	BN245BU	Hankham	3.39	30 dwellings (see also 745/2070 and 1132/3280)	N	N	P	?	Select
944/3280	Land to the west of the 82104, Hankham	BN245AS	Stone Cross	1.48	15 dwellings	Y	Y	-	-	Select
1025/3280	Land south of Hankham Road, Stone Cross				30 Dwellings	N	N	P	Y	Select
1099/3360	Land at Peelings Lane, Westham	BN245HE	Westham	35.10	150 dwellings (see also 732/3360)	Y	Y	P	Y	Select
1132/3280	Sharnfold Farm, Hailsham Road, Stone Cross	BN245BU	Stone Cross	32.96	230 dwellings (see also 745/2070 and 786/2070)	Y	Y	P	Y	Select
1153/3280	Land at Downs Vew and Emberson, Hailsham Road, Stone Cross	BN245NT	Stone Cross	2.44	60 dwellings (see also 1132/3280)	Y	Y	-	Y	Select

SITE ASSESSMENTS : WESTHAM

23.5 SA of Site Allocations

WESTHAM

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
473/3360	Land adjacent to125 Rattle Road, Westham																				
529/3280	Dittons Nursery, Dittons Road, Stone Cross																				
575/3280	Land at Hazlebank, Rattle Road, Stone Cross																				
677/3280	Land to the west of Stone Cross Garden Centre, Dittons Rd																				
732/3360	Land north of Peelings Lane, Westham																				
786/2070	Land north of A27, Sharnfold Farm, Hailsham Rd, Hankham																				
944/3280	Land to the west of 82104, Hankham																				
1025/3280	Land south of Hankham Road, Stone Cross																				
1099/3360	Land at Peelings Lane, Westham																				
1132/3280	Sharnfield Farm, Hailsham Rd, Stone Cross																				
1153/3280	Land at Downs Vew & Emberson, Hailsham Rd, Stone Cross																				

SITE ASSESSMENTS : WESTHAM

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
473/3360	**SELECT**	The site has been selected for allocation for the development of 7 (net) dwellings as this would continue the existing linear housing along the south of Rattle Road, without having a significant impact upon the biodiversity and landscape on the north side of Rattle Stream. Furthermore, the northern frontage of the site are the only parts of the site outside of Flood Zones 2 and 3.
529/3280	**SELECT**	The north west corner of the site, has been put forward for allocation for development of 15 (net) dwellings on the west of the PRoW, as this would provide a suitable buffer to the protected habitat features that can be found in the east of the site. The remainder of the site has been rejected due to the priority habitat and ancient woodland in the east and southeast of the site, as well as the loss of employment floorspace if the garden centre would be contrary to the Economy and Employment Sustainability Objectives.
575/3280	**SELECT**	The site is to be taken forward for allocation for 8 (net) dwellings. The site confirms with the Spatial Strategy, due to its location within a sustainable settlement and proximity to public transport. Additionally, the site is well enclosed within the existing development in this location and contribute towards the District's housing need, although at a scale that would have no significant effect on the existing services and infrastructure in Stone Cross.
677/3280	**SELECT**	The site is located in a sustainable location and would result in the provision of new retail floorspace. It benefits from good pedestrian and public transport connectivity. The site will need to be subject to an appropriate assessment.
732/3360	**SELECT**	This site has been selected for allocation on its own because the development is not able to provide a suitable vehicular or pedestrian access to support development due to the narrow form of Peelings Lane in this location. This site forms the southwestern part of **1099/3360**, which has also been assessed for allocation. This site, in addition to land to the west, which also forms part of 1099/3360 has been allocated for 150 (net) dwellings.
786/2070	**SELECT**	This site has been selected for allocation as part of a larger scheme with the land to the south (SHELAA site 1132/2070). The development of the site would be well enclosed by the thick vegetation along the A27 south of the site and by the existing residential dwellings along Hailsham Road to the east. Furthermore, the frontage along the Hailsham road north of these dwellings has a resolution to grant planning permission, which would further enclose this part of the site and provide the required access off of the highway. This land has also been assessed as part of a wider land parcel under 1132/2070 .
944/3280	**SELECT**	The site is selected for allocation for 15 (net) dwellings. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to a high order settlement (Eastbourne). The site is well enclosed within the landscape, although some landscape mitigation will be required as part of any development. The development of the site will be required to provide a new vehicular access to the site and improve pedestrian footpaths to Stone Cross. The development of this site will be required to take into consideration the residential amenity of existing occupiers and the noise generated from the A27 located adjacent the sites southern boundary. Development will also be required to consider the high pressure gas line within the design of the scheme.
1025/3280	**SELECT**	The site is located in a sustainable settlement. It would contribute to meeting the housing need and support the vitality and viability of the settlements. The site will need to be subject to an appropriate assessment
1099/3360	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The site comprises c.32.49ha made up of agricultural fields, paddocks and farm buildings located at the northern periphery of Westham. Westham is classed as a local service centre and is a settlement with a limited supply of social and economic infrastructure. Westham is in very close proximity to Eastbourne, a regional town, which borders the District to the south. Development of the entire site would be considered inappropriate given the sensitivities of the site and would be out of keeping with the general character and appearance of the countryside of Westham, however, the south-western parts of the site are more enclosed and may be suitable for smaller scale development. The site was proposed for c.240 dwellings but this has been reduced to c.150 dwellings in the planning application **WD/2025/2269/MAO**, which will make a positive contribution to the District's housing need. Development is not considered suitable in the east of the site due to site constraints including areas of flood risk and proximity to the Pevensey levels SSSI, SAC and Ramsar Site. The Landscape Sensitivity Assessment 2023 identifies the site landscape as 'moderate to high' sensitivity, because of its prominent location and topography. The site provides far reaching views northwards towards the Pevensey Levels SSSI, SAC and Ramsar site and other rural locations north of the site. As a result, development is to be limited to the south-western part of site. Proposals include the creation of a central biodiverse parkland including community orchards and paddocks, open space areas and a wetland with 60% of site provided as natural green space. The site currently has a vehicular access at the south-eastern corner of the site onto Peelings Lane but it is considered that this cannot be suitably upgraded to serve development given the steep lined banks of Peelings Lane and its narrow nature. A vehicular access is proposed at the south-western corner of the site, however, this would require the widening of Peelings Lane to allow for two lane traffic and pedestrian footpaths. It is considered that a suitable vehicular and pedestrian access could be provided to the south-western parts of the site. The site is in general conformity with Spatial Strategy in close proximity to Eastbourne (c. 2km).
1132/3280	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)** The site comprises c.31.6ha site which incorporates Sharnfold Farm, a visitor attraction (incorporating a farm shop and cafe) alongside both arable and livestock farming, and residential dwellings. The nearest settlement is Stone Cross which is classed as a service centre within the settlement hierarchy. A total c. 350 (net) homes proposed including c.120 proposed in current application (**WD/2025/1738/MAO**), which will contribute to the District's identified housing need. The Landscape Sensitivity Assessment 2023 considers the site's landscape is 'moderately sensitive'. The A27 provides a strong settlement boundary to Stone Cross and increases the sensitivity of the northern parts of this site to development. The Pevensey Levels BOA covers the western part of the site and is therefore likely to have biodiversity value. Development could adversely impact of the objectives of the BOA. The site has proposed new green infrastructure as part of the development and a site wide landscape/ecology/biodiversity strategy is proposed and set out in the planning application, which proposes mitigation for the site. The site lies within the Pevensey levels SAC/Ramsar catchment and BOA and may drain to the Pevensey Levels, an appropriate assessment is therefore required. The site currently has a vehicular access to Hailsham Road in the north-west of the site which will be upgraded. Public footpath improvements, enhanced pedestrian access and a new cycle route will also be provided. However, options to achieve pedestrian or vehicular access to the B2104 via land to the east further south than the existing access is being considered in the current application as it would be more suitable to accommodate residential development on the site. The site will require the provision of access to the east through the site that has resolution to grant planning approval (**WD/2020/2047/MAO**). The site is within a 15-minute walk from the amenities and facilities within Stone Cross. The site is served by a frequent and regular bus service to the larger settlements of Eastbourne and Hailsham. An additional bus service within the site will also be provided. The site lies between the railway stations of Polegate (to the west) and Westham (to the east), which offer services to London, Brighton and Hastings. The site is in conformity with the Spatial Strategy with Stone Cross classed as a service centre and accessibility to the larger centre of Eastbourne directly to the south.
1153/3280	**SELECT**	The site has been allocated for 60 (net) dwellings. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to a high order settlement (Eastbourne). The site is well enclosed within the landscape, although some landscape mitigation would be required as part of any development. The development of the site will be required to provide a new vehicular access to the site and improve pedestrian footpaths to Stone Cross. The development of this site will be required to take into consideration the residential amenity of existing occupiers and provide mitigation to the surface water flood risk located within the site.



24 WILLINGDON & JEVINGTON

24.1 Parish Overview

24.1.1 Willingdon is located between Polegate, Eastbourne and the South Downs National Park. The small rural settlement of Jevington, which forms part of the wider parish of Willingdon is contained within the South Downs National Park.

24.1.2 The area is dominated by the A2270, which is one of two primary routes that carries traffic from Wealden and the surrounding area to Eastbourne Town Centre and vice versa. This road is often busy and at peak times is subject to slow moving traffic.

24.2 Transport

24.2.1 There is no railway station at Willingdon, the nearest is Polegate, approximately 2.5 miles north. There are very frequent half hourly (and evening) bus services from Willingdon to Polegate, Hailsham and Eastbourne. The Stagecoach number 51 / 51X between Eastbourne and Heathfield serves Willingdon with journey times of approx. 15 mins to Eastbourne and approx. 47 mins to Heathfield.

24.2.2 The Stagecoach number 98 between Hastings and Eastbourne also serves Willingdon, with journey times of approximately 22 mins to Eastbourne. This bus service stops at the hospital in Eastbourne and also calls at Polegate and Hailsham.

24.3 Facilities and Services

24.3.1 There are a number of small shopping parades in the area meeting some of the day to day needs of residents, however, residents rely upon Eastbourne to help meet other retail and leisure requirements.

24.3.2 Community facilities include:

- Kamsoms Pharmacy 1-2 Orchard Parade
- Pure Dental Surgery Limited 70 Broad Road
- Post Office Willingdon
- St Mary the Virgin Church
- St Wilfrid's Church & Hall
- Trinity Church& Hall
- Downs Valley Apostolic Church
- Wheatsheaf Inn
- Willingdon Memorial Hall
- Wannock Memorial Hall
- Tott Yew Recreation Ground
- Huggetts Lane Recreation Ground
- South Downs National Park
- Paragon Fields
- Wannock Coppice
- Willingdon Primary School
- Lower Willingdon Pre-School Nursery
- Willingdon Community School.

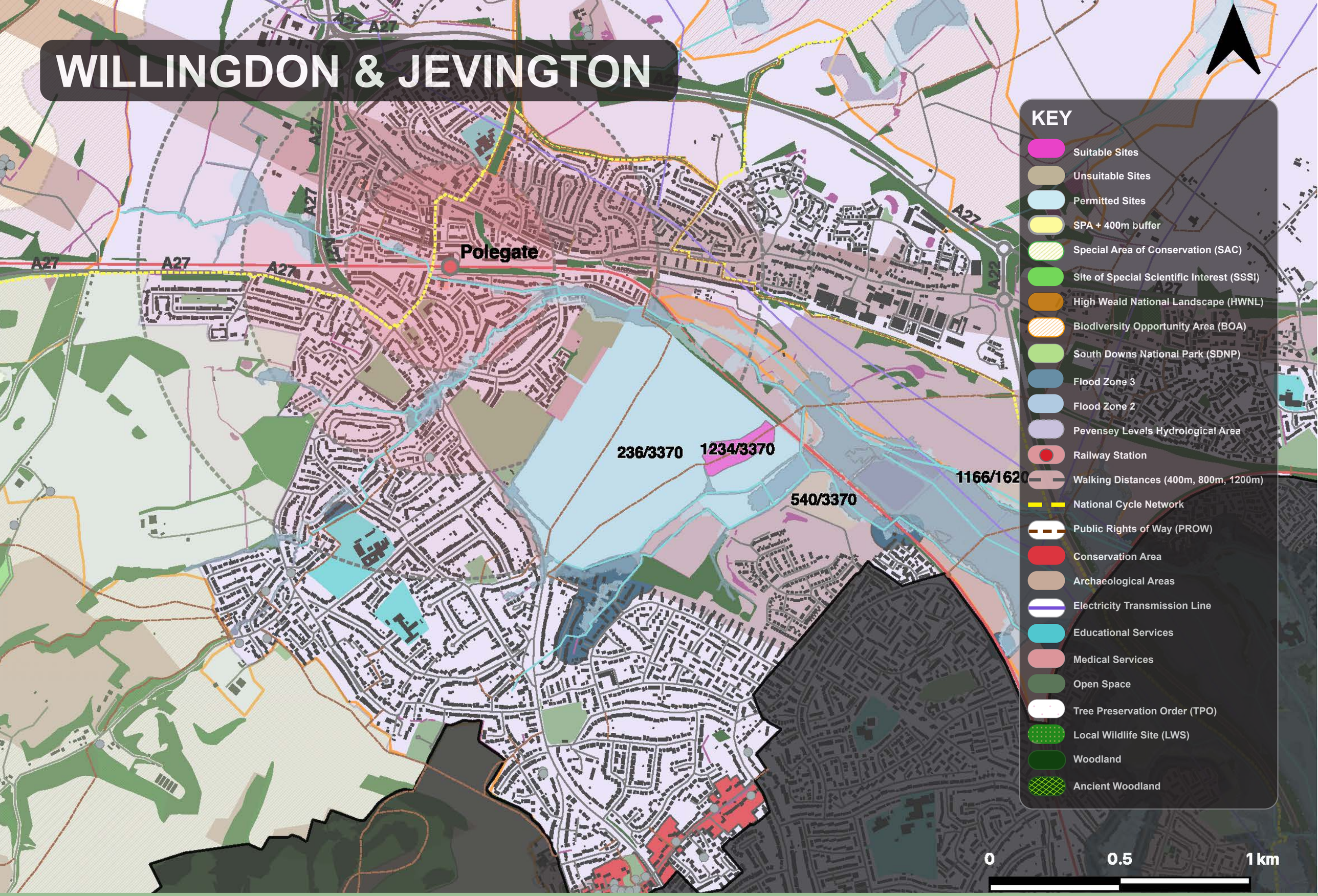
24.4 Environmental Designations

24.4.1 The South Downs National Park (SDNP) adjoins the western boundary of the village. Other environmental designations include:

- Eastbourne Marshes BOA to the east

24.4.2 There is a Conservation Area, 14 Grade II listed buildings and 2 Grade I listed buildings.

WILLINGDON & JEVINGTON



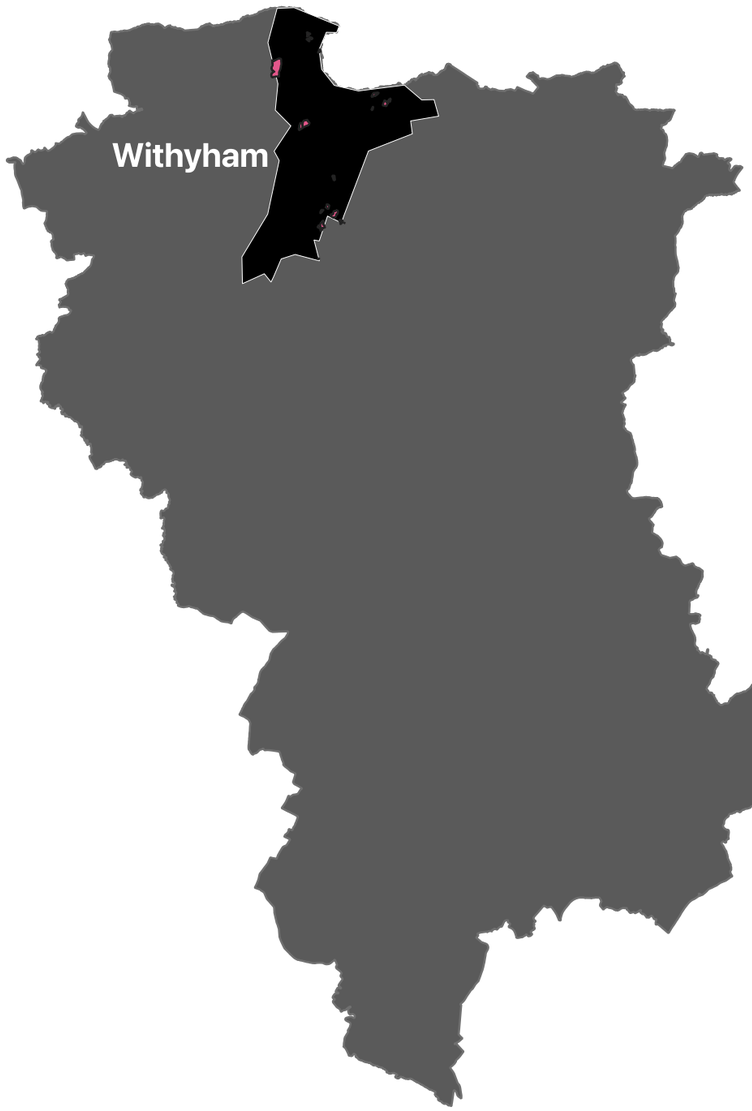
SITE ASSESSMENTS : WILLINGDON & JEVINGTON

WILLINGDON & JEVINGTON SITES						2023	2024	Internal	2026	SITE
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
1234/3370	Land at Mornings Mill Farm (NEW)	BN20 9NY	Willingdon	3.15	40dwellings (see also 236/3370)	-	-	P	Y	Select

24.5 SA of Possible Sites

WILLINGDON & JEVINGTON		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
1234/3370	Land at Mornings Mill Farm (NEW)																				

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
1234/3370	SELECT	The site is in Willingdon (a Type 2 settlement with strong links to Eastbourne and Polegate), offers a sustainable opportunity to deliver homes subject to consideration of scale and quantum of development to protect landscape views, and provision of access through the existing site which is of a substantial scale. While mitigation measures are currently uncertain due to limited proposal detail, most are expected to be addressed through the planning process.



25 WITHYHAM

25.1 Parish Overview

25.1.1 Withyham is a village situated 6.1 miles south west of Tunbridge Wells and 4.1 miles north of Crowborough. The village has a number of services and facilities serving the residents, namely a primary school, church, pub, village hall and community space.

25.2 Transport

25.2.1 The village is served by the Metrobus number 291 between Crawley and Tunbridge Wells, with a journey time of around 21 mins to Tunbridge Wells. The bus service runs 7 days a week. The last bus back from Tunbridge Wells is at 7.25pm. The number 291 also calls at Forest Row and East Grinstead. There is no railway station.

25.3 Facilities and Services

25.3.1 The nearest secondary school, supermarket, pharmacy and dentist is in Crowborough whilst there is GP surgery in Hartfield (1.1 miles away). Crowborough is the largest town with all amenities however Tunbridge Wells does have a much wider range due to it being bigger.

25.3.2 Community facilities include:

- St Michaels and All Angels Church
- Dorset Arms pub
- The Kings Hall (village hall)
- Balls Green Community Space
- St Michael's Primary School.

25.4 Environmental Designations

25.4.1 The entire village is washed over by the High Weald National landscape. Other environmental designations include

- Ancient woodland scattered throughout the parish
- Western Ouse Streams and Ashdown Forest BOA washes over settlement.

25.4.2 There is a Conservation Area, 10 Grade II listed buildings, 1 Grade II* listed building and 1 Grade I listed building.

WITHYHAM

502/1800
500/1800
501/1800
683/1630
Ashurst
1122/3400
710/2040
Groombridge
1226/2040
213/2040
343/2040
High Rocks Halt
707/3400
Eridge
A26
756/1630
222/1110
1204/1110
1020/1110
576/1110

KEY

- Suitable Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 1 2 km

SITE ASSESSMENTS : WITHYHAM

WITHYHAM SITES						2023	2024	Internal	2026	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	SA 18(2)	SA 19
213/2040	Land south of Back Lane and to the west of the railway line, Groombridge	TN3 9NF	Groombridge	3 .24	21 dwellings	Y	Y	-	-	Select
576/1110	Land r/o Cooks Corner Farm & n. London Road, Crowborough	TN6	Crowborough		15 dwellings	Y	Y	-	-	Select

25.5 SA of Possible Sites

WITHYHAM

		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
213/2040	Land s. of Back Lane & w. of railway line, Groombridge																				
576/1110	Land r/o Cooks Corner Farm & n. London Rd, Crowborough																				

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
213/2040	SELECT	The site is selected for an allocation of 15 (net) dwellings. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to higher order sustainable settlements such as Tunbridge Wells and Crowborough. The site is proposing significant benefits to health and wellbeing and is also proposing affordable housing and improvements to biodiversity within the site. The development of the site is required to take into consideration the sites location within the High Weald National Landscape and this would require a high quality and low-density scheme with significant landscaping to limit these impacts. The site would be required to provide pedestrian and vehicular access to the site, which has been demonstrated to be achievable as part of the ongoing planning application for the site.
576/1110	SELECT	The site is selected for an allocation of 15 (net) dwellings. The site is within a sustainable location for growth, close to existing services and facilities and access via public transport to Crowborough Town Centre. The development of the site is required to take into consideration the sites location within the High Weald National Landscape and this will require a high quality and low-density scheme with significant landscaping to limit these impacts. The site will be required to provide pedestrian and vehicular access to the site and to consider neighbouring residential amenity.